



1245 NIMITZ AVE. | MARE ISLAND, VALLEJO, CA 94592 | T: 886.887.7997

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FOR CONSULTANT USE:

BUCK RESIDENCE

444 MUNDELL WAY, LOS ALTOS, CA 94022

APN: 167-14-031

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CIVIL	SITE GRADING, DRAINAGE, AND UTILITY PLAN

BUCK RESIDENCE

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PROJECT DESIGNER: **JOSHUA KEHL**
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DRAWING TITLE:

COVER SHEET

SCALE AT 22X34:

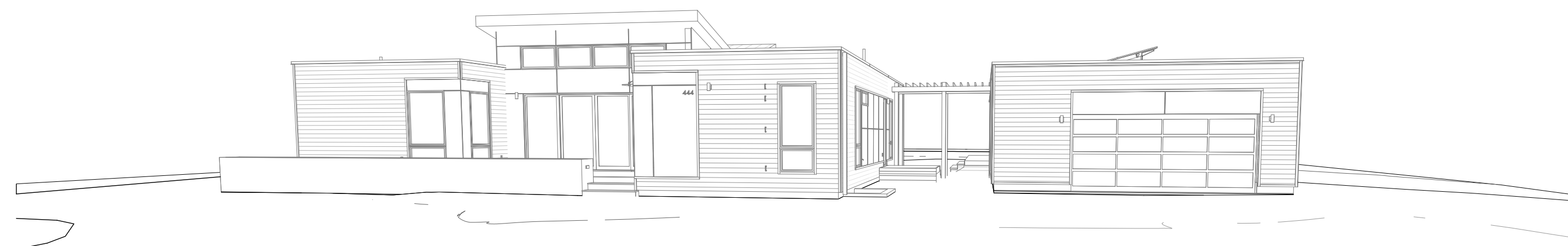
BLU MODULE

BREEZEHOUSE + GLIDEPOD 25 + W-SERIES PURE GARAGE

PROJECT MODULE:

SHEET NUMBER:

A000



1 STREET VIEW - CAMERA @ 6' ABOVE GRADE

PROJECT INFORMATION

MANUFACTURER:	BLU HOMES 1245 NIMITZ AVE VALLEJO, CA 94592
BUILDING INFORMATION	
PROJECT NAME:	BUCK RESIDENCE
DESCRIPTION:	DEMOLITION OF EXISTING CARPORT, GARAGE, AND HOUSE ALONG WITH ANY HARDSCAPE, FENCES, AND ACCESSORY STRUCTURES. NEW SINGLE STORY RESIDENTIAL UNIT APPROXIMATELY 53'-0" (L) X 56'-0" (W), ACCESSORY STRUCTURE 18'-6" (L) X 25'-0" (W), AND GARAGE 22'-4" (L) X 26'-4" (W)
LOCATION ADDRESS:	444 MUNDELL WAY, LOS ALTOS, CA 94022
APN:	167-14-031
LOT AREA	19,139 SQFT (.44 ACRES)
LOCAL JURISDICTION	CITY OF LOS ALTOS
ZONING	CITY OF LOS ALTOS
LOCAL REVIEW AGENCY:	CITY OF LOS ALTOS
OCCUPANCY CLASS:	TYPE R1-10 - SINGLE FAMILY RESIDENTIAL
SQUARE FOOT AREA:	HOUSE: 2,316 SF, STUDIO: 461 SF, GARAGE: 590 SF
HEIGHT ABOVE FINISHED GRADE:	HOUSE: 17'-8" ABOVE FINISHED GRADE - UPPER ROOF, ONE STORY 12'-8" ABOVE FINISHED GRADE - FLAT ROOF, ONE STORY STUDIO: 17'-5" ABOVE FINISHED GRADE, ONE STORY GARAGE: 12'-11" ABOVE FINISHED GRADE, ONE STORY

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE: (LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT)	2,260 SQUARE FEET (11.8 %)	3,438 SQUARE FEET (18.0 %)	6,698 SQUARE FEET (35 %)
FLOOR AREA: (MEASURED TO THE OUTSIDE OF SURFACES OF EXTERIOR WALLS)	1,708 SQUARE FEET (8.92 %)	3,332 SQUARE FEET (21. %)	4,330.7 SQUARE FEET (22.6 %)
SETBACKS: FRONT REAR RIGHT SIDE (1ST/2ND) LEFT SIDE (1ST/2ND)	25 FEET 25 FEET 10 FEET 10 FEET	25 FEET 25 FEET 10 FEET 10 FEET	25 FEET 25 FEET 10 FEET 10 FEET
HEIGHT	12 FEET	17.75 FEET	20 FEET

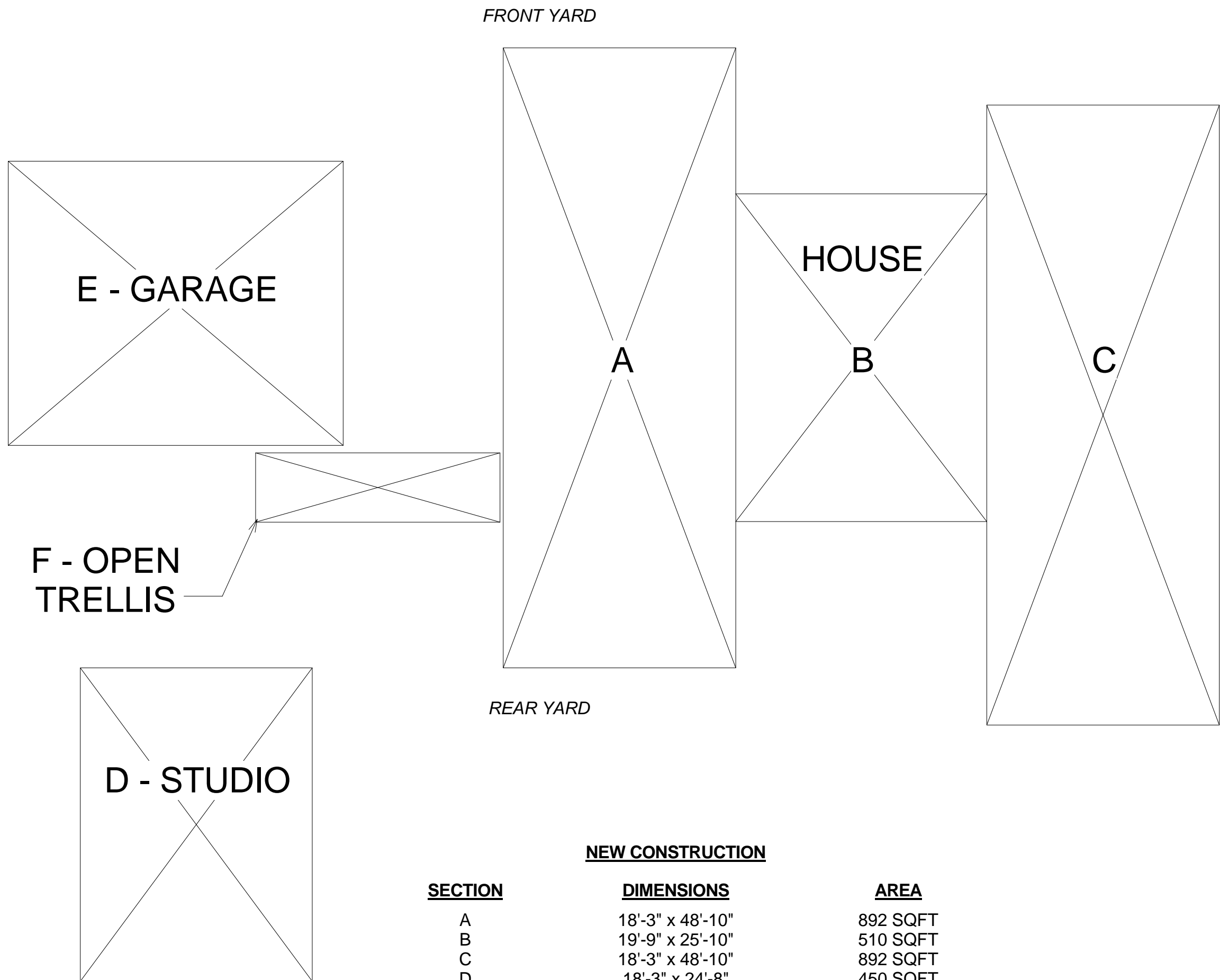
SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: (INCLUDES HABITABLE BASEMENT AREAS)	1,104 SQUARE FEET	3,527 SQUARE FEET	3,527 SQUARE FEET
NON-HABITABLE AREA: (DOES NOT INCLUDE COVERED PORCHES, GARAGES, OR OPEN STRUCTURES)	1,156 SQUARE FEET	588 SQUARE FEET	588 SQUARE FEET

LOT CALCULATIONS

NET LOT AREA:		15,807 SQUARE FEET (.37 ACRES)
FRONT YARD HARDSCAPE AREA: (HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%)		836.5 SQUARE FEET (13.6 %) <ul style="list-style-type: none"> - PERMEABLE PAVERS (DRIVE AND WALKS) - 1,525 SQFT* - PLANTER - 74 SQFT - TOTAL FRONT YARD AREA - 6,130 SQFT <i>*PERMEABLE PAVERS COUNT FOR 50% OF HARDSCAPE AREA</i> -1,525 SQFT X 50% + 74 SQFT = 836.5 SQFT
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): EXISTING SOFTSCAPE (UNDISTURBED) AREA: NEW SOFTSCAPE AREA:	1,040.83 SQ FT 15,317.19 SQ FT - 551.02 SQ FT
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		

FLOOR AREA AND COVERAGE CALCULATIONS



<u>NEW CONSTRUCTION</u>		
<u>SECTION</u>	<u>DIMENSIONS</u>	<u>AREA</u>
A	18'-3" x 48'-10"	892 SQFT
B	19'-9" x 25'-10"	510 SQFT
C	18'-3" x 48'-10"	892 SQFT
D	18'-3" x 24'-8"	450 SQFT
E	22'-4" x 26'-4"	588 SQFT

<u>TOTAL FLOOR AREA =</u>	<u>3,332 SQFT</u>
F (OPEN TRELLIS) 5'-6" x 19'-3"	106 SQFT

TOTAL COVERAGE*= **3,438 SQFT**

*COVERAGE DOES NOT INCLUDE AREA F (BASEMENT)

EXISTING STRUCTURES TO BE DEMOLISHED

(REFER TO DEMO PLAN ON DR1.00 FOR VISUAL REFERENCE)

<u>SECTION</u>	<u>DIMENSIONS</u>	<u>AREA</u>
HOUSE*	38'-0" x 41'-2"	1,104 SQFT
GARAGE	19'-9" x 25'-10"	604 SQFT

*DIMENSIONS ARE LONGEST EXTENTS

TOTAL EXISTING FLOOR AREA = 1,708 SQFT

CARPORT	18'-3" x 48'-10"	552 SQFT
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TOTAL EXISTING COVERAGE= **2,260 SQFT**



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[illegible]

DRAWING TITLE:

PROJECT INFORMATION

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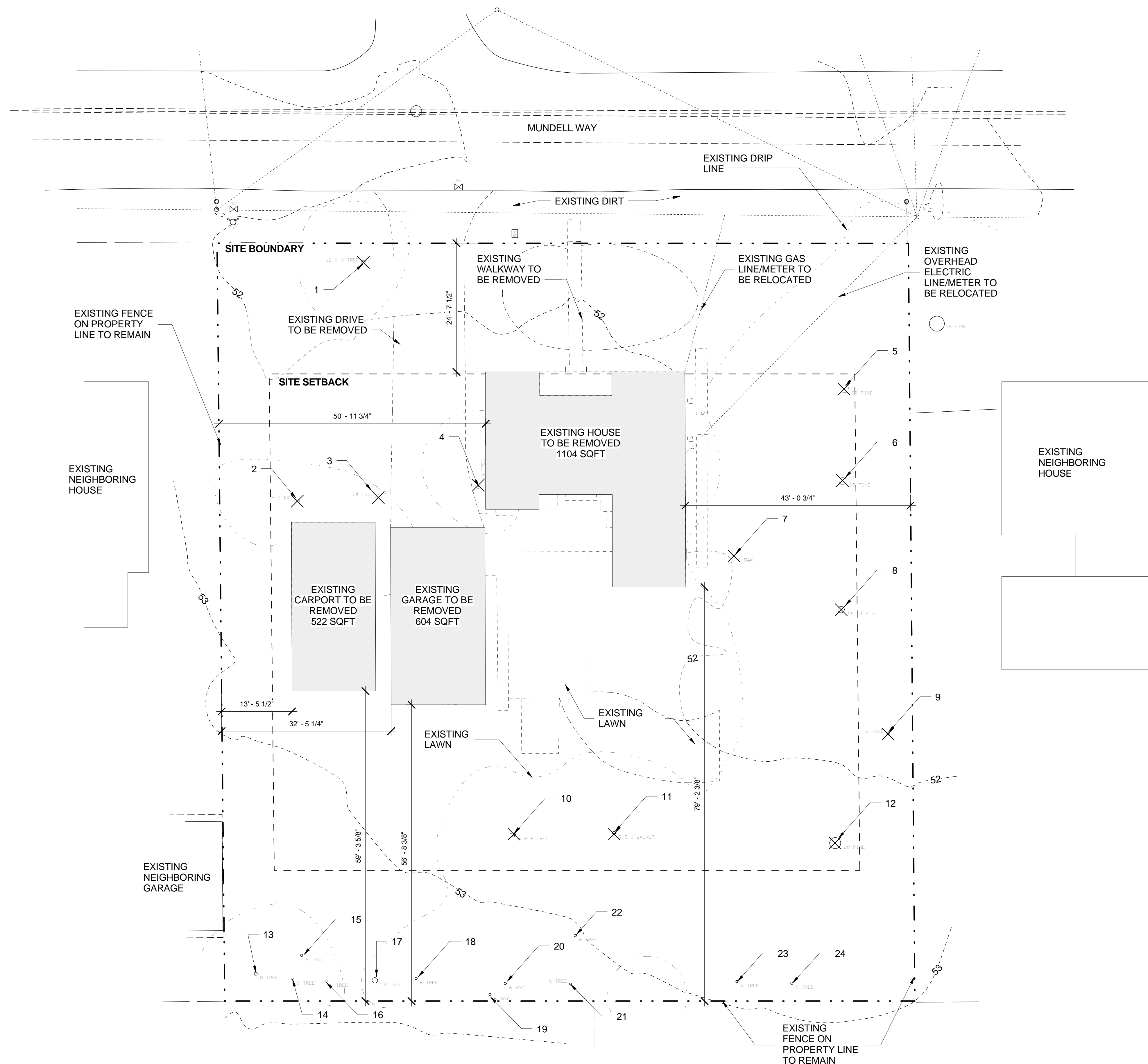
BLU MODULE

BREEZEHOUSE + GLIDEPOD 25 + W-SERIES PURE GARAGE

PROJECT MODULE:

SHEET NUMBER:

A001



TREE #	SPECIES	SIZE (DIAMETER)	REMOVED/ RETAINED
1	UNKNOWN	12" 6" 6"	REMOVED
2	BAY	12" 6"	REMOVED
3	UNKNOWN	14"	REMOVED
4	UNKNOWN	14"	REMOVED
5	PINE	20"	REMOVED
6	PINE	18"	REMOVED
7	OAK	6"	REMOVED
8	PINE	16" 14"	REMOVED
9	UNKNOWN	10"	REMOVED
10	UNKNOWN	6" 6" 6"	REMOVED
11	WALNUT	8" 6" 6"	REMOVED
12	PINE	28"	REMOVED
13	UNKNOWN	8"	RETAINED
14	UNKNOWN	6"	RETAINED
15	UNKNOWN	6"	RETAINED
16	UNKNOWN	6"	RETAINED
17	UNKNOWN	19"	RETAINED
18	UNKNOWN	6"	RETAINED
19	BAY	6"	RETAINED
20	BAY	6"	RETAINED
21	UNKNOWN	6"	RETAINED
22	UNKNOWN	6"	RETAINED
23	UNKNOWN	6"	RETAINED
24	UNKNOWN	6"	RETAINED



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DRAWING TITLE:

DEMOLITION SITE PLAN

SCALE AT 22X34:

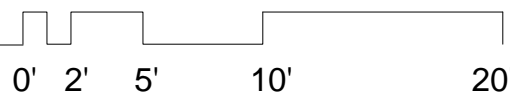
BLU MODULE

**BREEZEHOUSE + GLIDEPOD 25
+ W-SERIES PURE GARAGE**

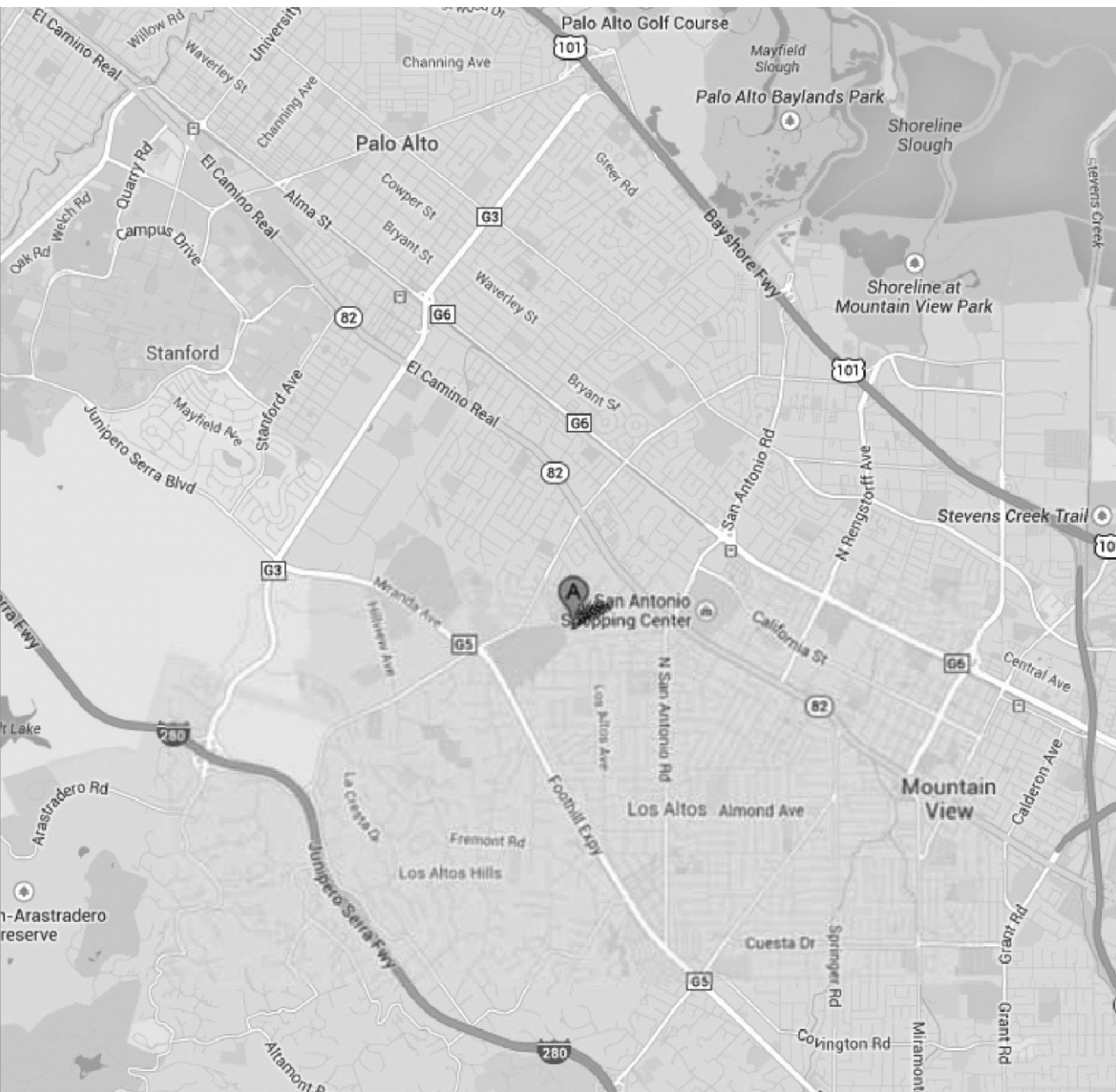
PROJECT MODULE:	SHEET NUMBER:
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A100

EXISTING INFORMATION BASED ON SURVEY
DATED 11.06.2013 BY L. WADE HAMMOND,
SEE SITE SURVEY ATTACHED, BACK OF SET



444 MUNDELL WAY
LOS ALTOS, CALIFORNIA



VICINITY MAP

LANDSCAPE DESIGN BY:

REGINA DESIGN
LANDSCAPE ART



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L3	DETAILS

REGINA DESIGN
landscape art



REGINA ROLLIN 707-694-7922 info@rollinlandscape.com www.rollinlandscape.com

SCHEMATIC DESIGN

TITLE SHEET

SHEET TITLE

444 MUNDELL WAY
LOS ALTOS, CA

September 22, 2014

DATE

L0

DRAWING NO.

GENERAL NOTES

THE LANDSCAPE CONCEPT PLAN IS BASED ON DRAWINGS PROVIDED BY FIRM DESIGN GROUP AND SITE MEASUREMENTS. THIS PROJECT HAS ALSO BEEN PROFESSIONALLY SURVEYED. 2. ANY MAJOR DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ALL WORK SHALL CONFIRM TO THE CURRENT STANDARDS, SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS OF SONOMA COUNTY.

GRADING NOTES

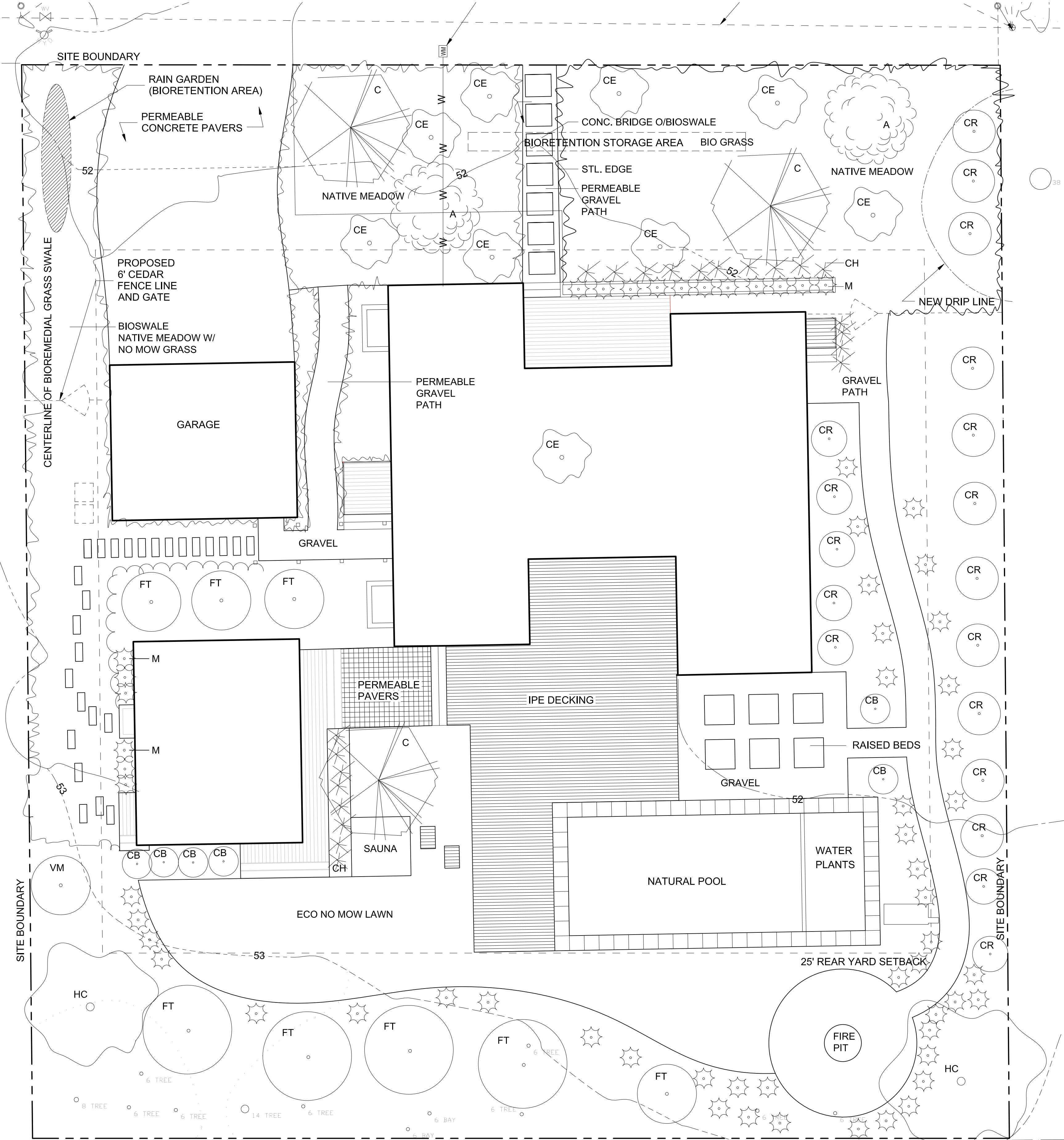
- PRIOR TO INITIATING WORK, THE CONTRACTOR SHALL VERIFY ALL GRADES, UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, AND STREET IMPROVEMENTS.
- IMMEDIATELY NOTIFY CITY ENGINEER OF ANY FIELD DISCREPANCIES WITH PLANS.
- ALL PLANTED AREAS TO SLOPE TO AREA DRAINS AT A MINIMUM 2 % SLOPE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE DRAINLINES TO FALL AT A MINIMUM 1 % SLOPE TO DRAINAGE.
- FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW TOP OF CURB OR PAVING IN SHRUB AREAS. 1% CROSS SLOPE UNLESS NOTED OTHERWISE. FINISH GRADE SHALL BE SET PRIOR TO PLANTING. ANY DISCREPANCY OR UNFINISHED AREAS SHALL BE BROUGHT TO THE ATTENTION OF ROLLIN LANDSCAPE DESIGN PRIOR TO PLANTING.
- CONCRETE CONTRACTOR TO PROVIDE RISER AT FACE OF STOOP IF APPROACHING ENTRY WALKWAY EXCEEDS MAXIMUM ALLOWABLE SLOPE OF 5%.
- ALL CONCRETE SHALL HAVE A MINIMUM 1% CROSS SLOPE OR AS NOTED ON PLANS

IRRIGATION NOTES:

- THE IRRIGATION SYSTEM IS TO BE FULLY AUTOMATIC AND INCLUDE BACK FLOW PREVENTION AND RAIN SENSORS AT ROOF EAVES IN STRATEGIC LOCATIONS.
- ALL PLANTING IS TO BE IRRIGATED IN ACCORDANCE WITH SANTA CLARA COUNTY GUIDELINES. ALL PLANTING AREAS ARE TO BE IRRIGATED USING DRIP METHODS.
- PLANTS WITH SIMILAR WATER REQUIREMENTS WILL BE GROUPED TOGETHER INTO DISTINCT, SEPARATE, HYDRO ZONES.
- THE AVERAGE PLANT FACTOR FOR THE ENTIRE LANDSCAPE IS 0.3. THE PLANT FACTOR FOR MODERATE WATER-USING PLANTS (PLANTERS) IS 0.5. THE PLANT FACTOR FOR ALL OTHER LOW-WATER USING PLANTS IS 0.2.
- ALL IRRIGATION EQUIPMENT TO BE INSTALLED PER TRADITIONAL STANDARDS.
- IRRIGATION CONTROLLERS WILL HAVE REPEAT START TIMES AND MULTIPLE-PROGRAM POTENTIAL, AND AN AUTOMATIC RAIN SHUTOFF DEVICE FOR EACH CONTROLLER. PRESSURE REGULATION DEVICES(S) AS REQUIRED TO EFFECT APPROPRIATE OPERATING PRESSURES FOR EACH TYPE OF SPRINKLER OR OTHER APPLICATION DEVICE.
- SEPARATE IRRIGATION CIRCUITS SHALL BE INSTALLED FOR DIFFERENT HYDROZONES, IRRIGATION METHODS, PRECIPITATION RATES, SOLAR EXPOSURES, MICROCLIMATES, SLOPES AND SOIL TYPES.
- THE IRRIGATION PLAN WILL BE DIAGRAMMATIC; ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
- THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION.
- ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
- ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND ROLLIN LANDSCAPE DESIGN THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
- IRRIGATION CONTROL WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.
- ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN 3M #8BY SEALING PACK, OR AN APPROVED EQUAL.

GENERAL PLANTING NOTES

- PLANT MATERIAL HAS BEEN SELECTED TO PROVIDE PRIVACY SCREENING, SOFTEN THE PROPOSED ARCHITECTURAL FEATURES, BLEND INTO THE NATURAL SETTING AND AS A SLOPE STABILIZATION METHOD. PLANTS ARE MOSTLY NATIVE AND NEED GOOD DRAINAGE.
- PLANTS SELECTED ARE COMPATIBLE WITH THE CLIMATE, GEOLOGY AND TOPOGRAPHIC CONDITIONS OF THE SITE. PLANTS WITH SIMILAR WATER EQUIREMENTS ARE GROUPED TOGETHER IN DISTINCT AND SEPARATE HYDROZONES. PLANTS IN THE LOW WATER HYDROZONE MAY NEED THEIR IRRIGATION TO BE DISCONTINUED ONE YEAR AFTER INSTALLATION.
- LANDSCAPED AREAS ARE WATER CONSERVING AND IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITHOUT OVERSPRAY ONTO NON-LANDSCAPED AREAS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION.
- PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR.
- THE ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
- PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY ROLLIN LANDSCAPE DESIGN AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
- ROLLIN LANDSCAPE DESIGN SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION.
- CONTRACTOR TO CONTACT ROLLIN LANDSCAPE DESIGN MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
- PRIOR TO PLANTING AREAS, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS.
- THE SOILS AMENDMENTS SPECIFIED HEREIN ARE FOR BIDDING PURPOSES ONLY.
- FOR THE AREA TO BE LANDSCAPED THE FOLLOWING AMENDMENTS SHALL BE CROSS RIPPED OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING A UNIFORM DEPTH OF 12 INCHES AS FOLLOWS, EXCEPT IN AREAS WITH SLOPES OF 3:1 OR GREATER. IN THESE AREAS AMENDMENTS SHOULD BE INSTALLED OR ADDED PER PLANTING DETAILS FOR EACH INDIVIDUAL PLANT:
AMOUNT PER 1,000 SQUARE FEET
-4 CU YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR, OR CEDAR SAWDUST.
35LBS. 6-20-20 PELLETIZED FERTILIZER
100LBS. AGRICULTURAL GYPSUM
13 LBS. SOIL SULFUR
- THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED.
- THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 2" MINIMUM BARK MULCH
-6 PARTS ON-SITE SOIL
-4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE (#9) SOIL PREP MIX.
-2 LBS/CU. YD. MIX OF 6-20-20 IRON SULFATE
-5 LBS/CU. YD. MIX AGRICULTURAL GYPSUM
- THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED 16-6-8 FERTILIZERS APPLIED AT A RATE OF SIX (6) POUNDS PER 1000 SQ.FT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT 60-DAY INTERVALS.
- FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) OR EQUAL IN QUANTITIES AS FOLLOWS:
-1 GALLON SHRUB
-5 GALLON SHRUB
-15 GALLON SHRUB OR TREE
-24" BOX TREE & LARGER 1 PER 4" OF BOX SIZE
-PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- ALL SHRUB AND FALLOW AREAS TO RECEIVE 2" MINIMUM DEPTH OF SHREDDED RECYCLED VINEYARD MULCH.
- PRIOR TO COMPLETION, ROLLIN LANDSCAPE DESIGN SHALL REVIEW THE PROJECT.
- LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY ROLLIN LANDSCAPE DESIGN A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.
- TREE SETBACKS SHALL BE:
-5' FROM PAVED SURFACES
-5' FROM WATER METERS AND JOINT TRENCHES
-7' FROM STREETLIGHTS
-10' FROM SANITARY SEWER LINES OR SEPTIC LINES AND LEACHFIELD
- ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE POLYETHYLENE RS24 LINEAR ROOT BARRIERS AS MANUFACTURED BY ROOT SOLUTIONS (800) 554-0914.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK.
- ROLLIN LANDSCAPE DESIGN SHALL BE PRESENT FOR SITING OF TREES - AT LEAST 48 HOURS ADVANCE NOTICE REQUIRED.
- PLANT COUNT FOR BIDDING PURPOSES ONLY. CONTRACTOR TO VERIFY PLANT QUANTITY REQUIRED. CONTACT ROLLIN LANDSCAPE DESIGN WITH ANY DISCREPANCIES
-



Plant list for 444 Mundell Way Lost Altos							
Botanical Name	cultivar	Common Name	abbr.	Size	Number	Native Plant	Low Water Use Plant
Trees							
Arbutus Marina	Marina	Strawberry Tree	A	36" box	2	x	x
Aesculus californica		Red Horse chestnut	HC	36"box	2	x	x
Acer cirfrinatum	Acer cirfrinatum	Vine Maple	VM	24" box	1	x	x
	Malus X	Spring Snow Crabapple	C	24" box	3		x
Fruit Trees							
Apple	Pink Pearl		FT	24"	1		when established
	Autumn Glow		FT	24"	1		x
Pig	Peter's Honey		FT	24"	1		x
Lemon	Meyer		FT	24"	1		x
Navel Orange	Washington		FT	24"	1		x
Peach	Alberta		FT	24"	1		x
Plum	Santa Rosa		FT	24"	1		x
Tangerine	Dancy		FT	24"	1		x
Shrubs							
Ceanothus	'Ray Hartman	California Lilac	CR	15 gallon	18	x	x
Ceanothus griseus horizontalis	'Horizontalis	Carmel Creeper California Lilac	CE	5 gallon	7	x	x
Rhamnus californica		Coffee Berry	CB	5 gallon	6	x	x
Grass-like Plants							
Chondropetalum t.	El Campo		CH	15 gallon	18		x
Miscanthus sinensis	Gracilimus		M	5 gallon	55		x
Meadow							
Grasses							
Calamagrostis nutkaensis		Pacific Reedgrass	-	1 gallon	60	x	x
Hordeum brachyantherum ssp. californicum		feather fingergrass	-	1 gallon	60	x	x
Lomandra longifolia		Breeze Grass	-	1 gallon	90		x
Muhlenbergia rigens		Deer Grass	-	5 gallon	30	x	x
Pennisetum orientale	'Fairy tales	Fairy tales fountain grass	-	1 gallon	90	x	x
Flowers							
Achillea millefolium	Paprika	Yarrow		1 gallon	120	x	x
Agastache	'Black Adder'	Anise Hyssop		1 gallon	90		x
Allium sphaerocephalon		Drumstick Allium		bulbs	200		x
Eschscholzia californica	Apricot Chiffon	California Poppy	-	seeds		x	x
Eschscholzia californica	Rose Chiffon	California Poppy	-	seeds		x	x
Penstemon heterophyllus	Neterophyllum	'Blue Springs Penstemon'		1 gallon	60	x	x
Penstemon Midnight	Midnight	Midnight Penstemon		1 gallon	90	x	x
Perovskia atriplicifolia	Little Spire	Little spires Russian sage		1 gallon	60		x
Salvia nemorosa	Negrito,Sensation Rose	Amethyst meadow sage		1 gallon	60		x

1 SITE PLAN

SCALE: 1" = 10'-0"

REGINA DESIGN
landscape art



SCHEMATIC DESIGN

LANDSCAPE PLAN

SHEET TITLE

September 22, 2014

DATE

L1

DRAWING NO.

444 MUNDELL WAY
LOS ALTOS, CA

www.rollinlandscape.com

info@rollinlandscape.com

707-694-7922

REGINA ROLLIN

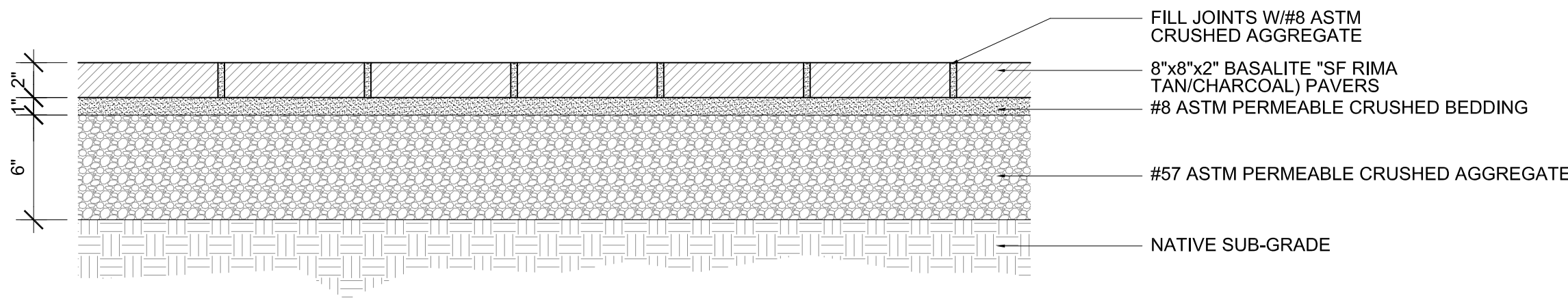
PER SECTION A4.106.4

PERMEABLE PAVING SHALL BE UTILIZED FOR 20% OF TOTAL PARKING, WALKING, AND PATIO SURFACES.

TOTAL AREAS:	DRIVEWAY/PARKING PAVERS	986 S.F.
	GRAVEL PATHS	1,412 S.F.
	PAVER PATIO	80 S.F.
	CONCRETE WALKWAY PAVERS	65 S.F.
TOTAL PAVED AREA:		2,543 S.F.
PERMEABLE PAVING	DRIVEWAY/PARKING PAVERS	986 S.F.
	GRAVEL PATHS	1,412 S.F.
	PAVER PATIO	80 S.F.
	CONCRETE WALKWAY PAVERS	65 S.F.
TOTAL PERMEABLE PAVED AREA:		2,478 S.F.
TOTAL PAVED AREA:		2,543 S.F.
PERMEABLE PAVED AREA		2,478 S.F.
20% REQUIRED		509 S.F.
TOTAL AREA PROVIDED:		2,478 S.F.

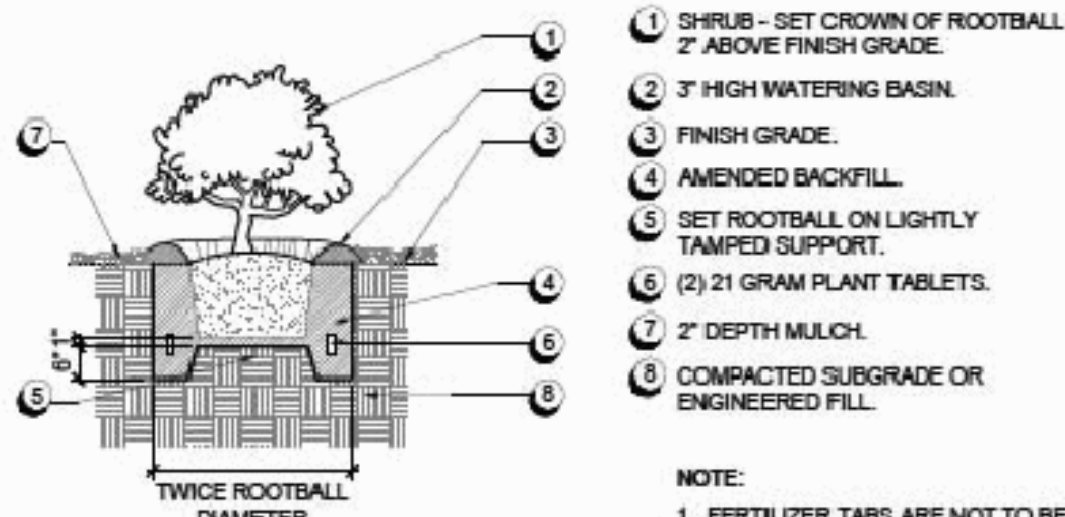
AREA REQUIRED 509 S.F. IS LESS THAN AREA PROVIDED 2,478 S.F.

G CAL GREEN PERMEABLE PAVING REQUIREMENTS



F PERMEABLE PAVER SECTION DETAIL

N.T.S.

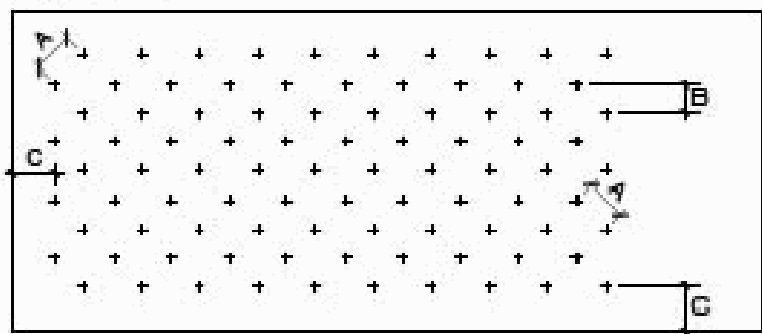


D SHRUB

N.T.S.

PLANT SPACING SCHEDULE:		
A - TRIANGULAR SPACING	B - ROW SPACING	C - PERIMETER SET-BACK
6"	*****	4"
12"	*****	10"
18"	*****	18"
36"	*****	24"
* 0.866 X A		

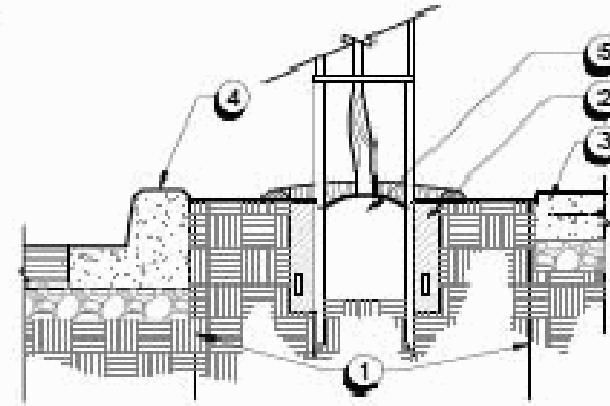
PLANTING GRID:



C GROUND COVER SPACING CHART

N.T.S.

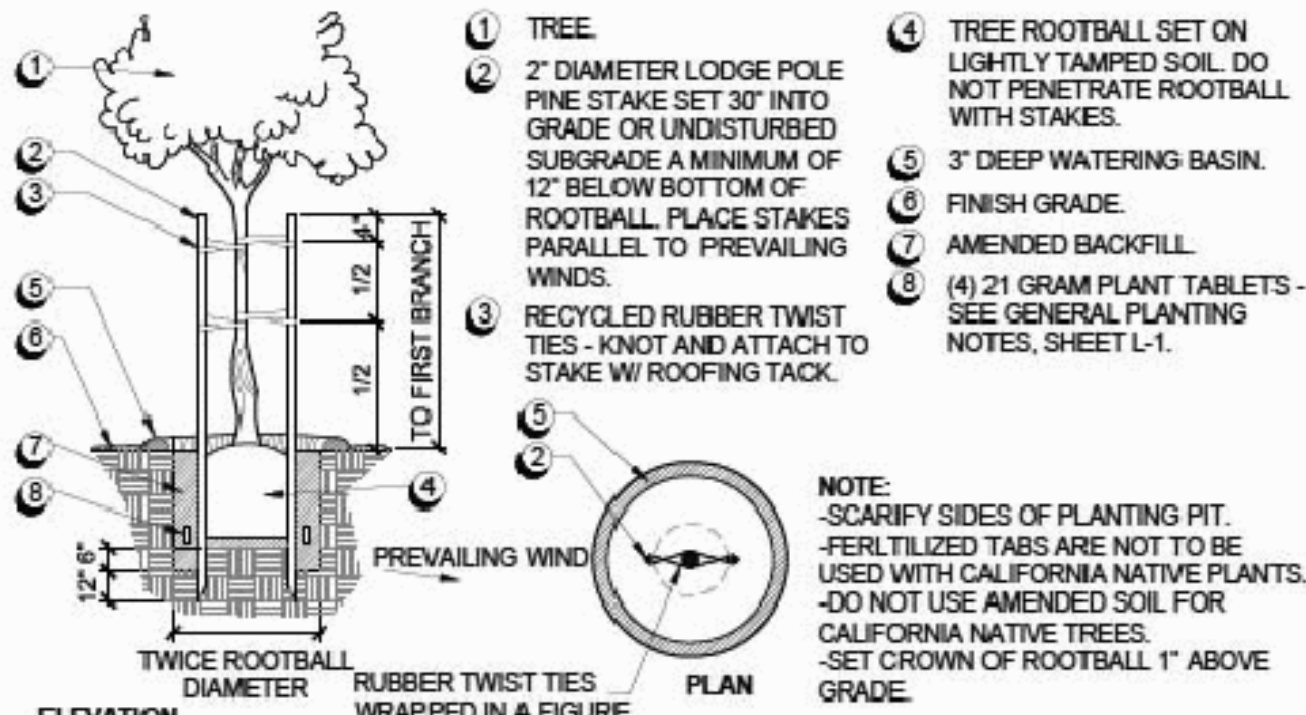
- ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIER PARALLEL TO CURB AND WALK-EACH SIDE (24" DEPTH X 4' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2, (800) 458-7668.
- WATERING TUBES WITH GRATE CAP.
- CONCRETE (20% FLY ASH) PAVING. SEE DETAIL A, SHEET L-10.
- CONCRETE CURB AND GUTTER PER CIVIL ENGINEER.
- TREE ROOTBALL. SEE DETAIL A, THIS SHEET FOR TREE PLANTING INFORMATION.



NOTE:
-REFER TO TREE/UTILITY PLAN FOR TREE PLACEMENT AND SETBACKS.

B ROOT BARRIER

N.T.S.



A TREE STAKING

N.T.S.

REGINA DESIGN

landscape art



SCHEMATIC DESIGN

NOTES/DETAILS

SHEET TITLE

444 MUNDELL WAY
LOS ALTOS, CA

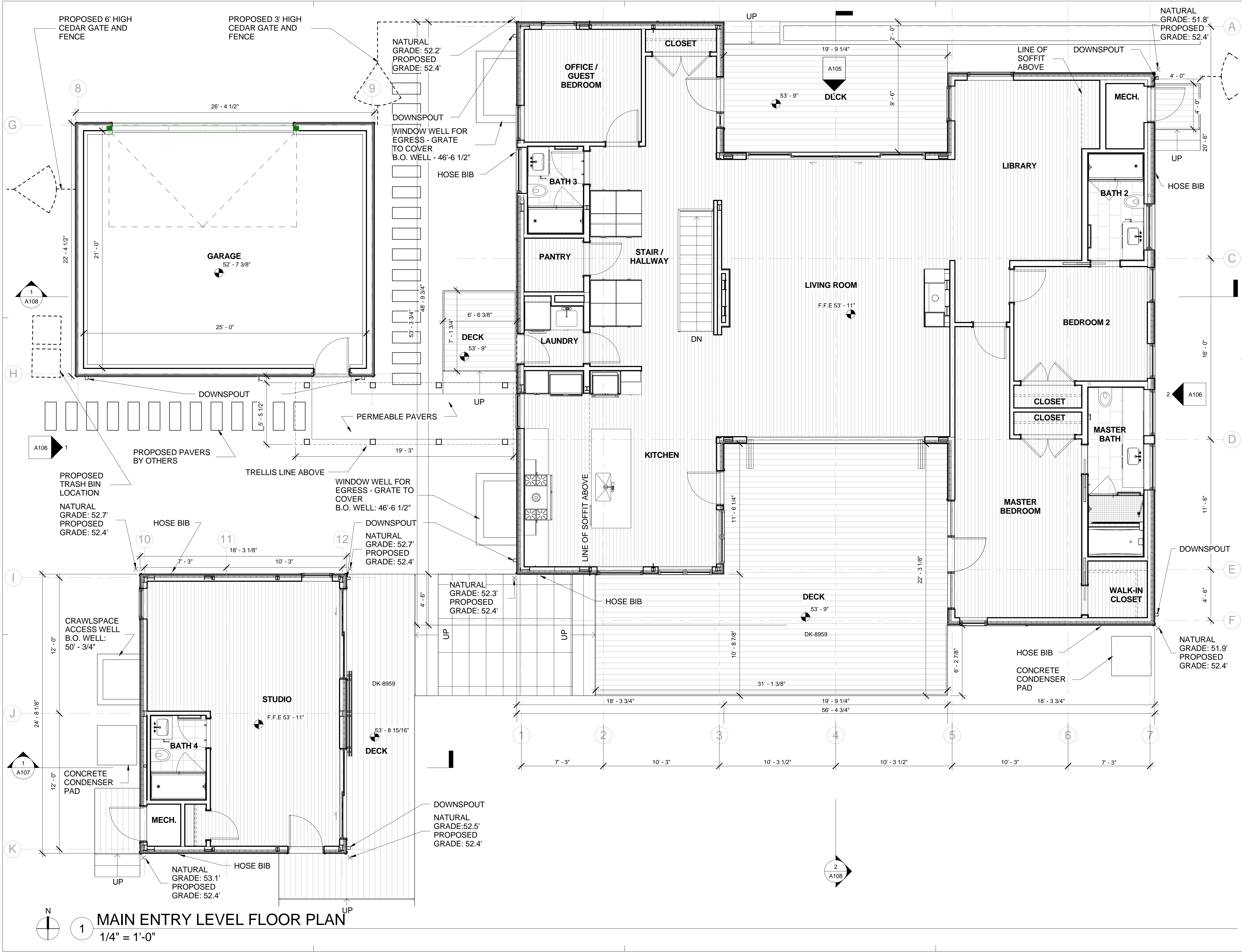
September 22, 2014

DATE

L3

DRAWING NO.





1245 NIMITZ AVE. | MARE ISLAND, VALLEJO, CA 94592 | T: 886.887.7997

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PROJECT DESIGNER: JOSHUA KEHL
joshua.kehl@bluhomes.com | 415.563.9592

Revision	Date	Description
	07.30.2014	Planning Submittal Review
	10.15.2014	Planning Submittal Review 2

**NOT FOR
CONSTRUCTION**

DRAWING TITLE:

ENTRY LEVEL FLOOR PLAN

SCALE AT 22X34:

BLU MODULE:

**BREEZEHOUSE + GLIDEPOD 25
+ W-SERIES PURE GARAGE**

PROJECT MODULE:

SHEET NUMBER:

A103



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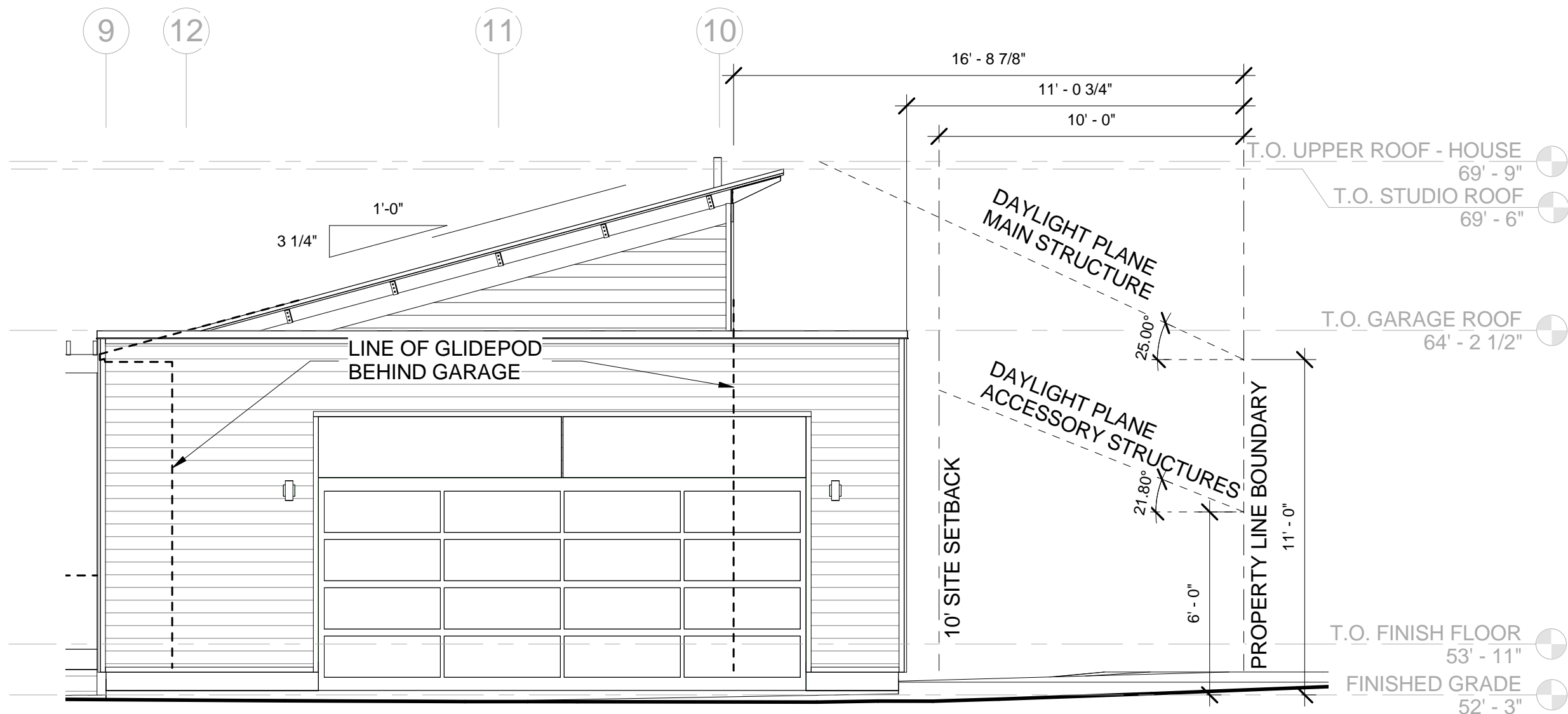
**NOT FOR
CONSTRUCTION**

ELEVATIONS AND DAYLIGHT PLANE

BREEZEHOUSE + GLIDEPOD 25 + W-SERIES PURE GARAGE

SHEET NUMBER

A105



① FRONT ELEVATION - DAYLIGHT PLANE (WEST - SIDE PROPERTY LINE)
1/4" = 1'-0"



2 FRONT ELEVATION - NORTH
1/4" = 1'-0"

2 SECTION B
1/4" = 1'-0"

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PROJECT DESIGNER: **JOSHUA KEHL**
joshua.kehl@bluhomes.com | 415.563.9592

Revision	Date	Description
	07.30.2014	Planning Submittal Review
	10.15.2014	Planning Submittal Review 2

**NOT FOR
CONSTRUCTION**

DRAWING TITLE:

BUILDING SECTIONS

SCALE AT 22X34:

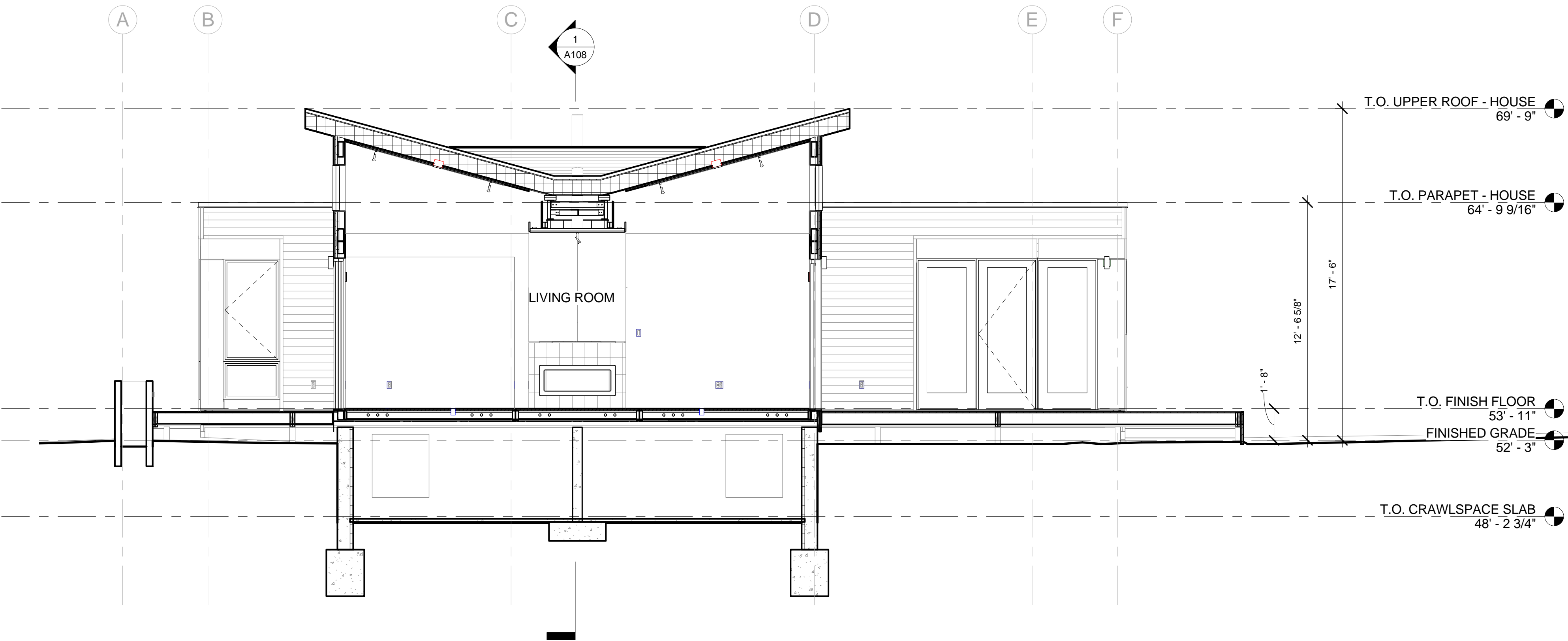
BLU MODULE:

**BREEZEHOUSE + GLIDEPOD 25
+ W-SERIES PURE GARAGE**

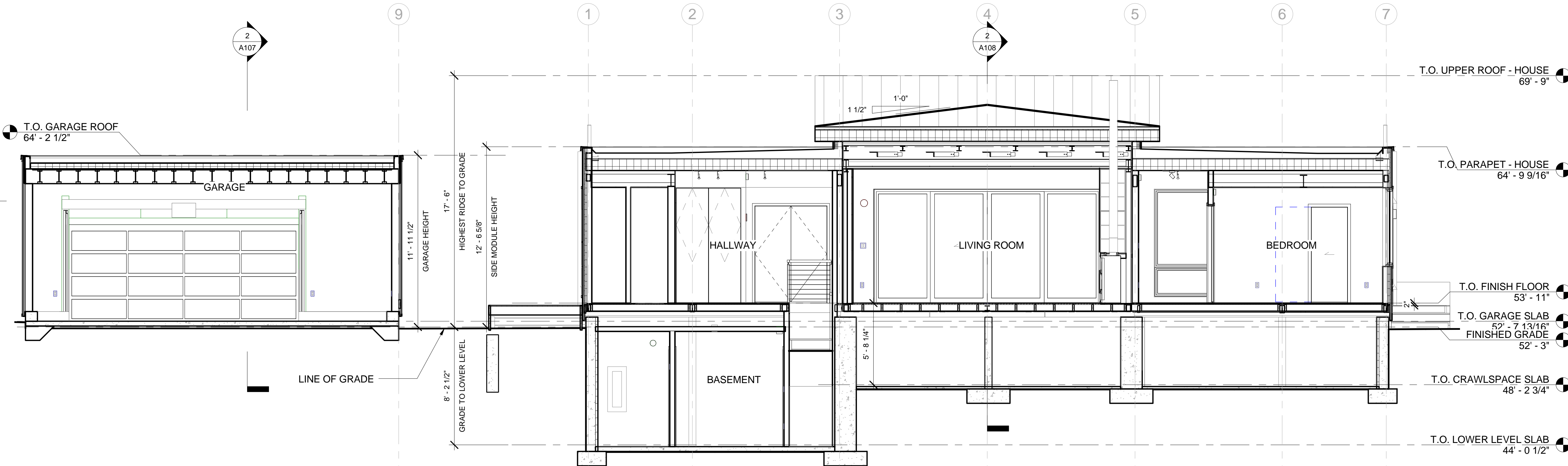
PROJECT MODULE:

SHEET NUMBER:

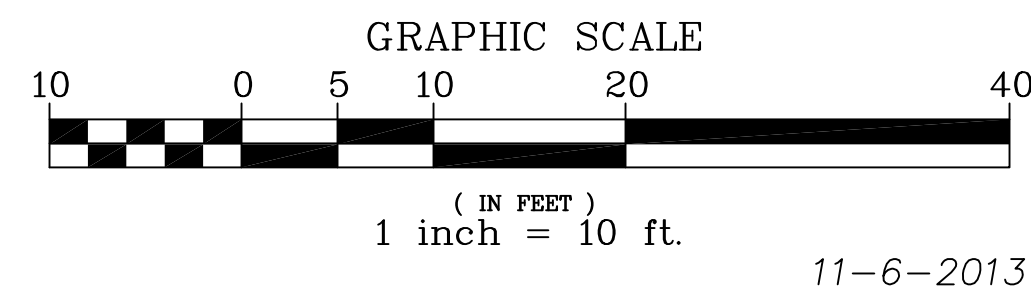
A108



SECTION C
1/4" = 1'-0"



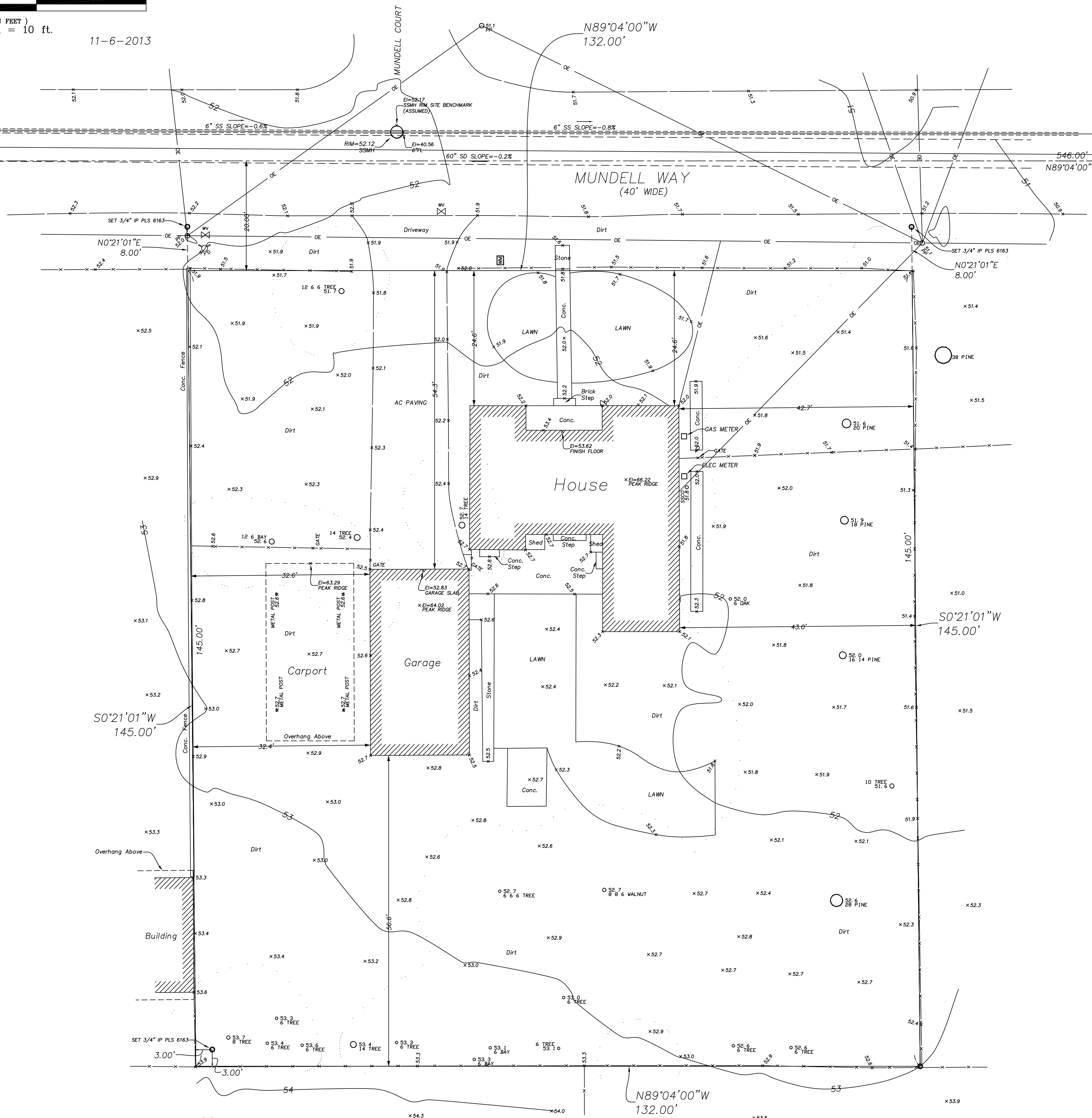
SECTION D
1/4" = 1'-0"



11-6-2013

ABBREVIATIONS

AC ASPHALT
CONC. CONCRETE
FL FLOW LINE
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

MAP REFERENCE: "H" M 17, TRACT 1057, 786 M 32, 188 M 25, 280 M 5.

UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: MANHOLE RIM. ELEVATION: 52.17' (ASSUMED)

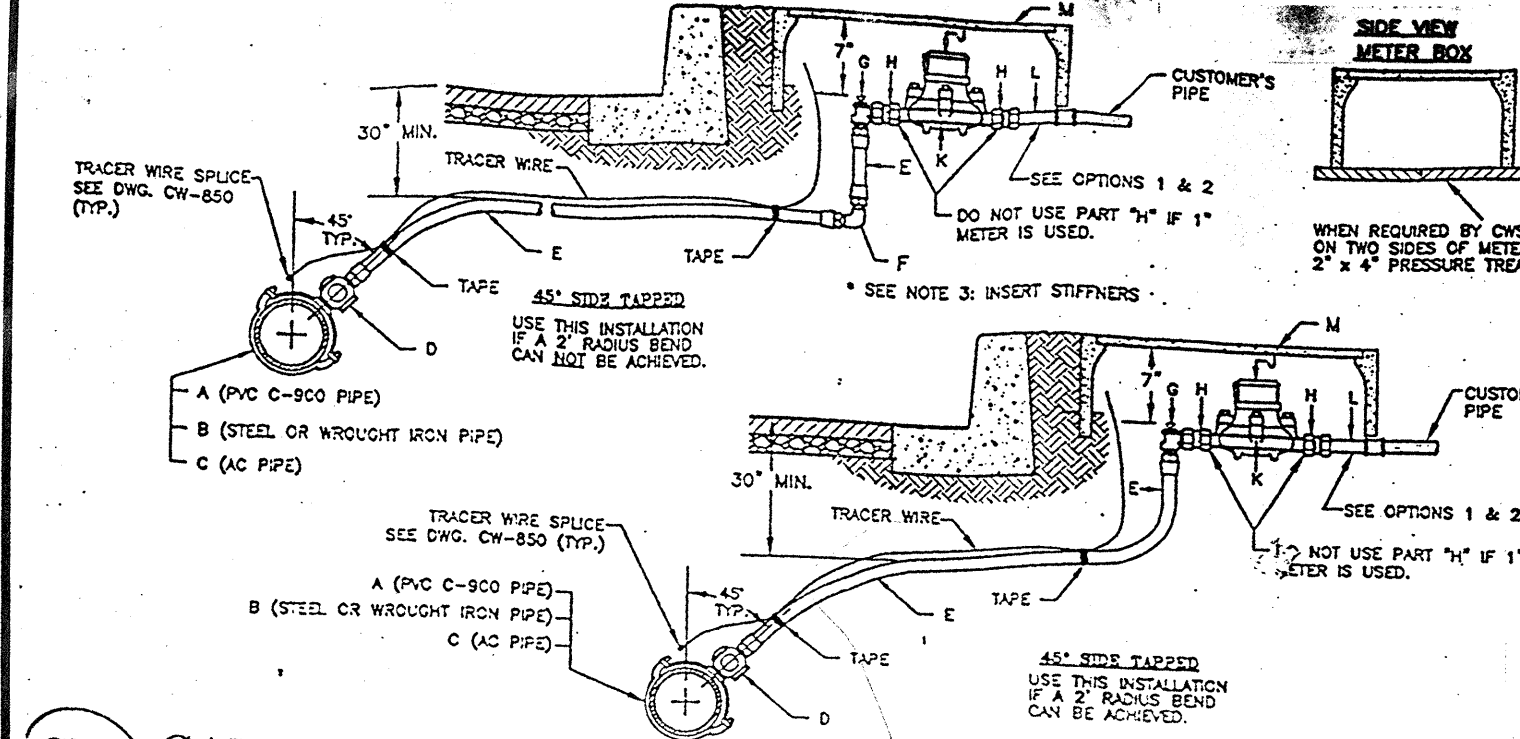
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LEGEND

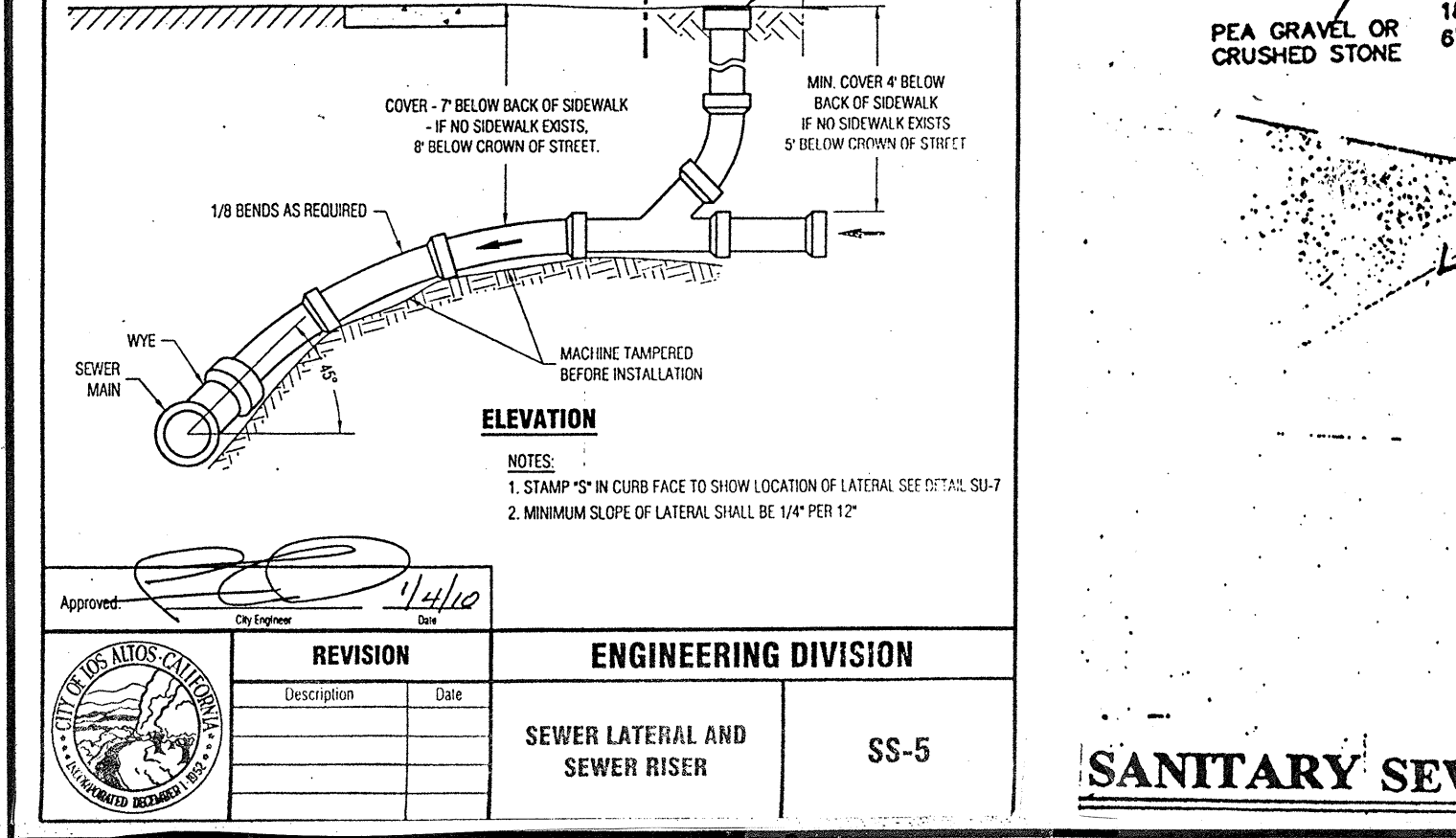
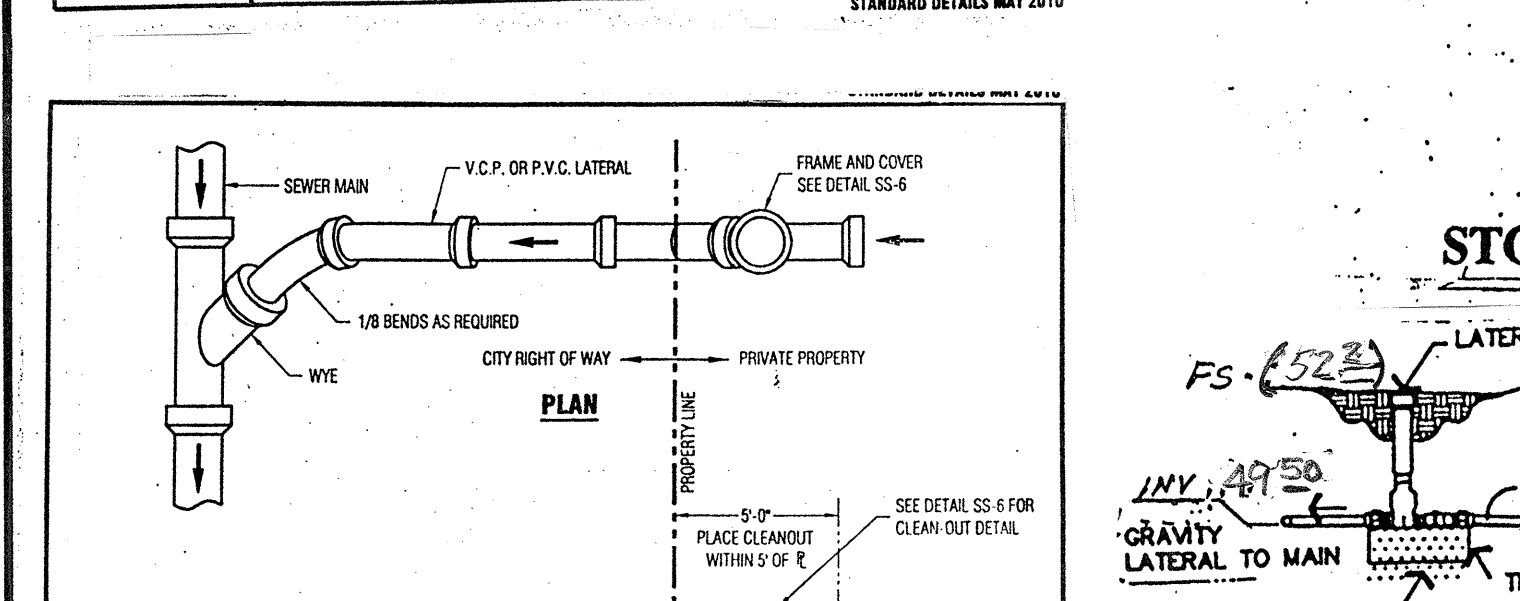
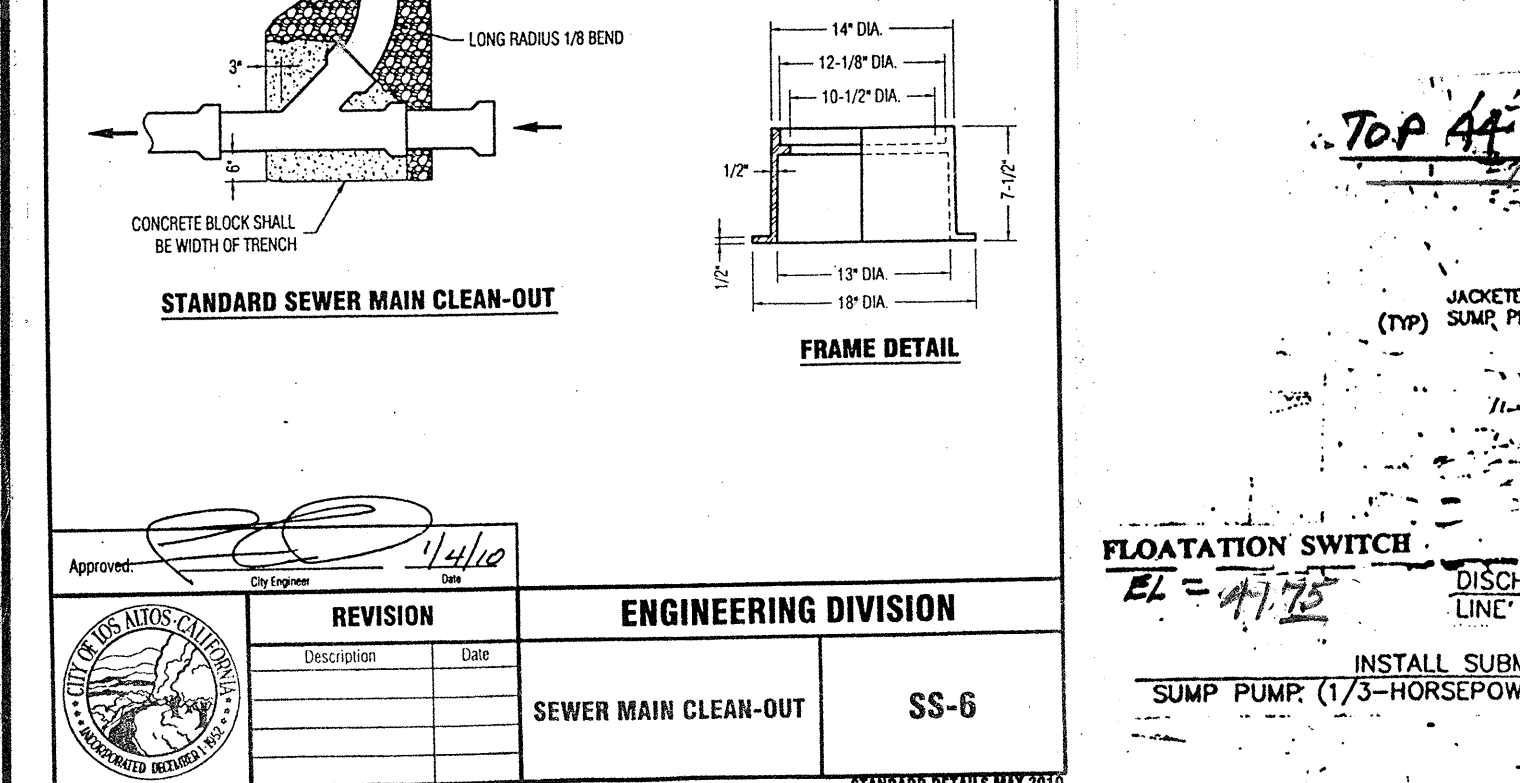
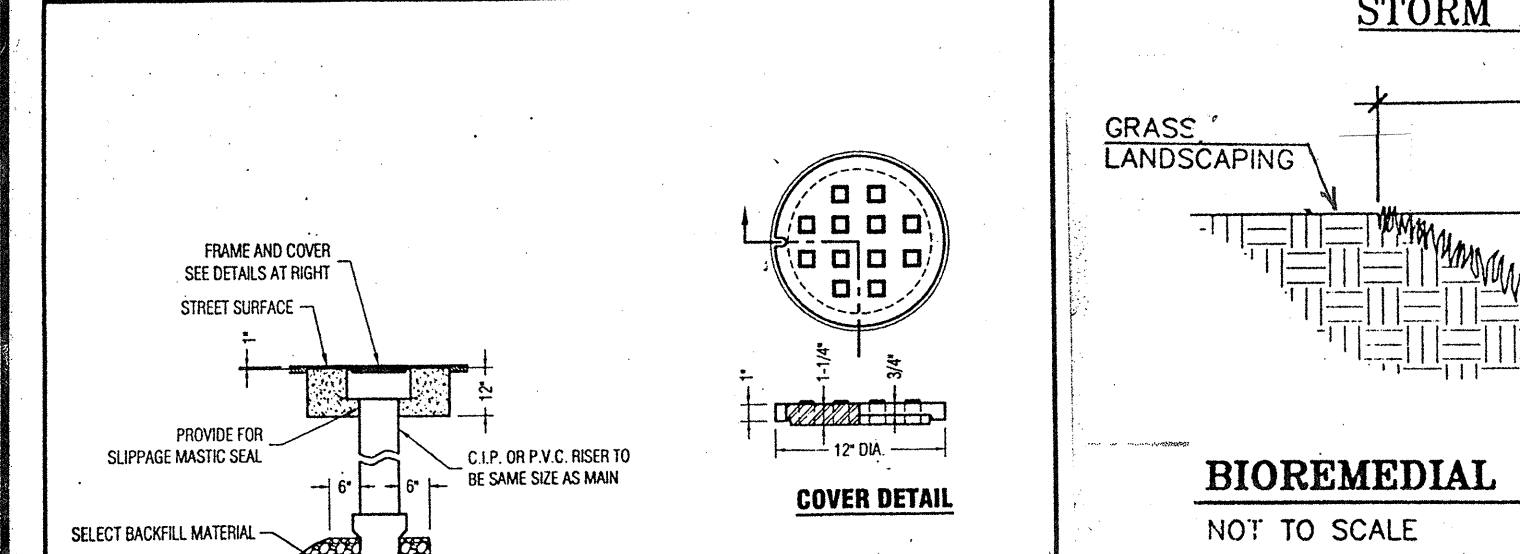
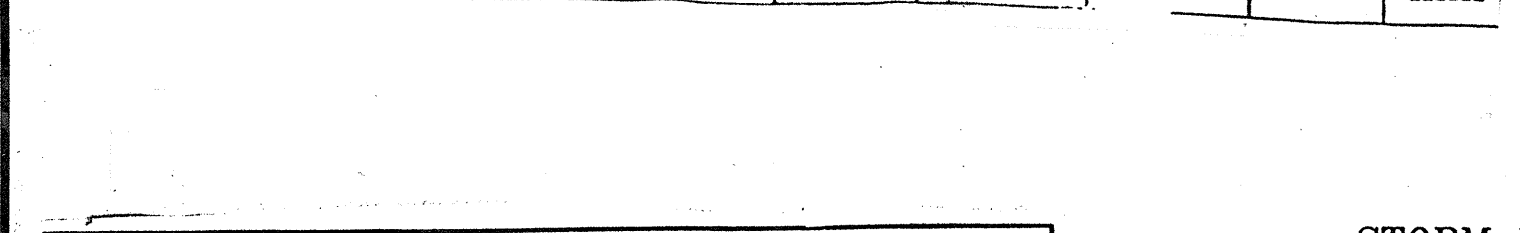
- SET 3/4" IP "PLS 6163" (OR SET POINT AS NOTED)
- ⊗ SET NAIL/TAG "PLS 6163" (AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA
- ⊞ WATER METER OR WATER VALVE BOX
- |— EDGE OF AC PAVING
- ⊞ FIRE HYDRANT
- 16 PINE TREE - TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN. TREE = DECIDUOUS UNLESS NOTED OTHERWISE
- ⊞ WATER VALVE
- x— FENCE
- oe— OVERHEAD WIRES
- ⊞ PP POWER POLE
- + 12.34 SPOT ELEVATION
- 25.08 FL FLOW LINE
- SSCO 8.14 SANITARY SEWER CLEAN OUT
- TRUNK ↑ TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.

SURVEY
444 MUNDELL WAY
LOS ALTOS
APN: 167-14-031
DOC# 22418533
LOT AREA: 19,139 SQ. FT

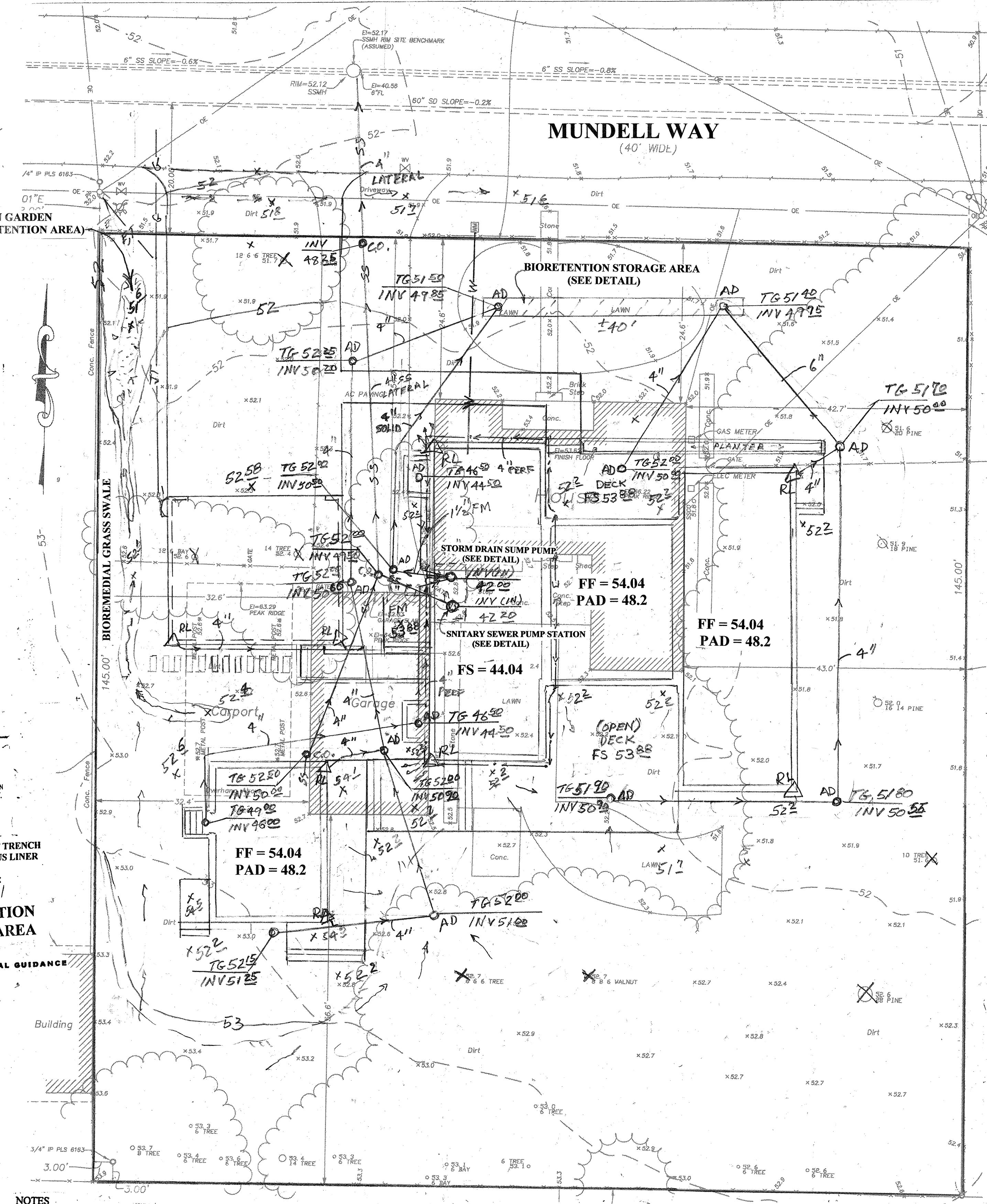
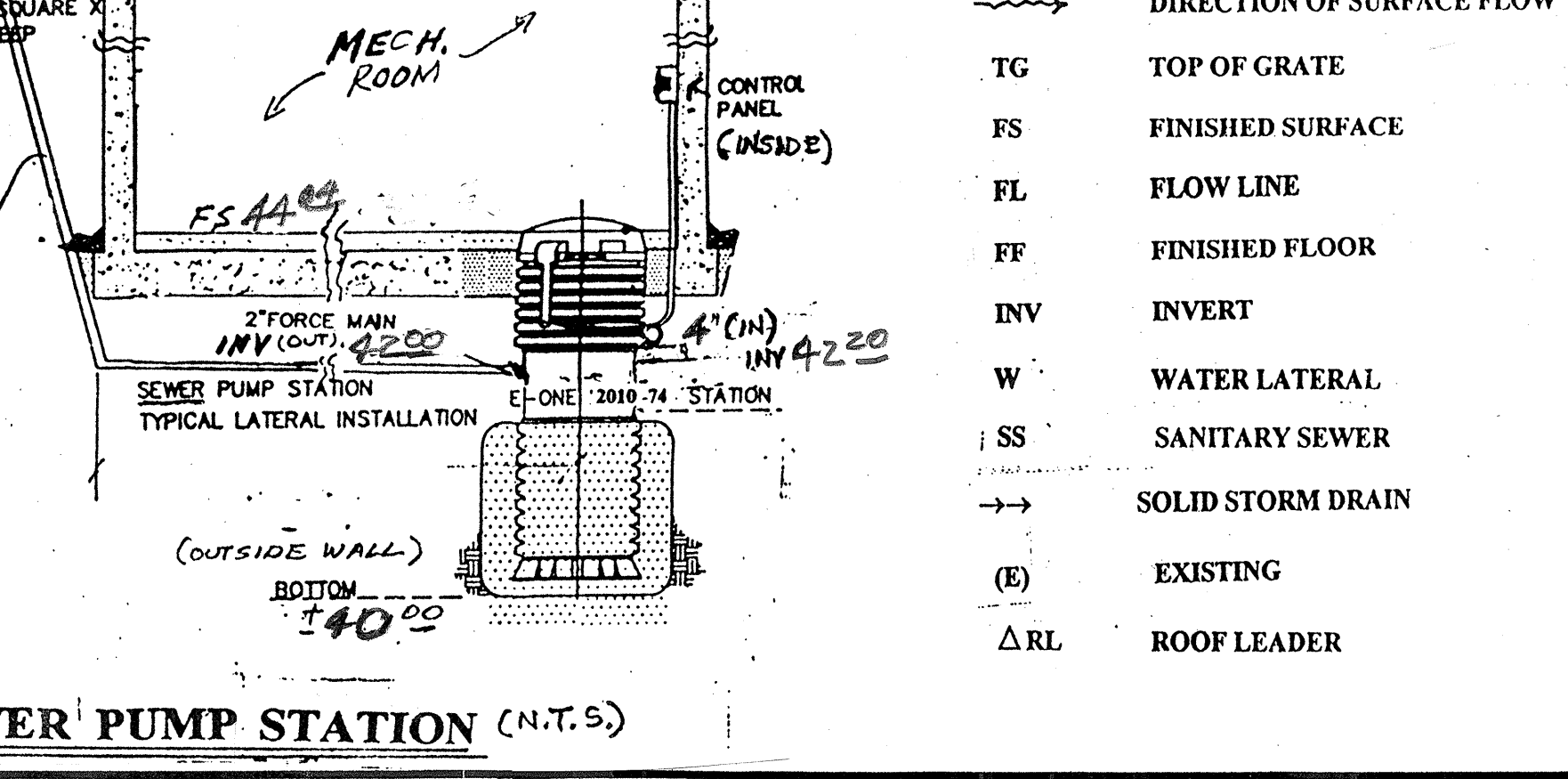
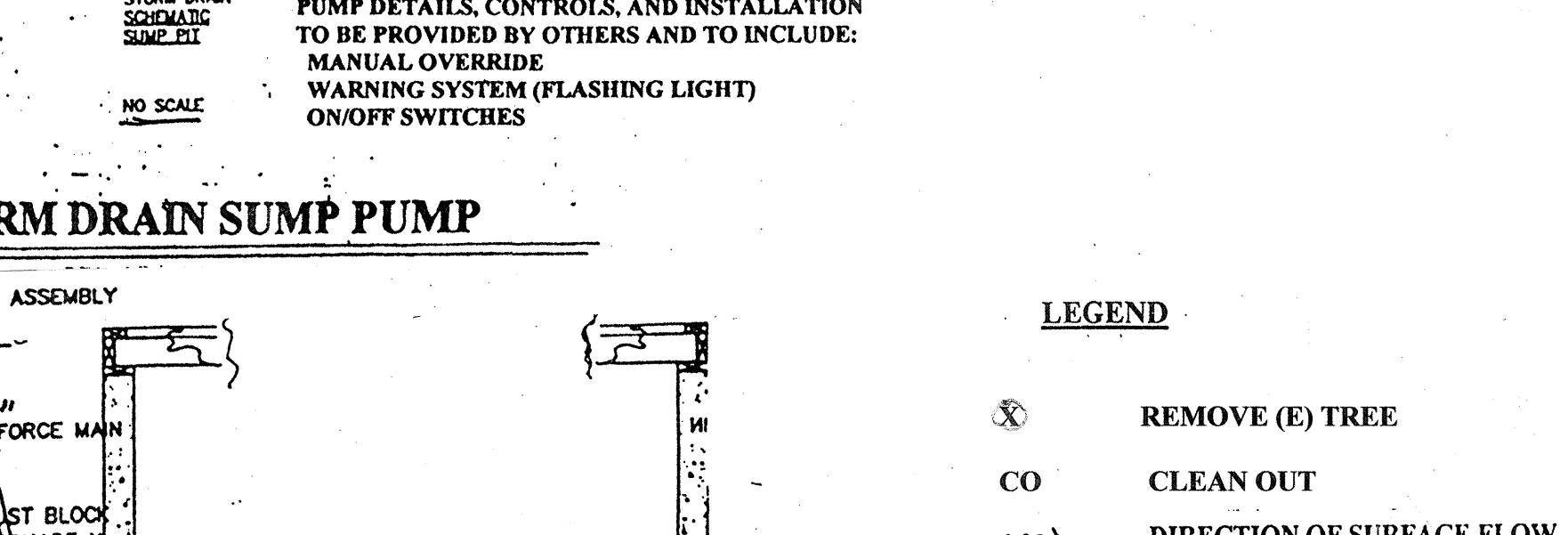
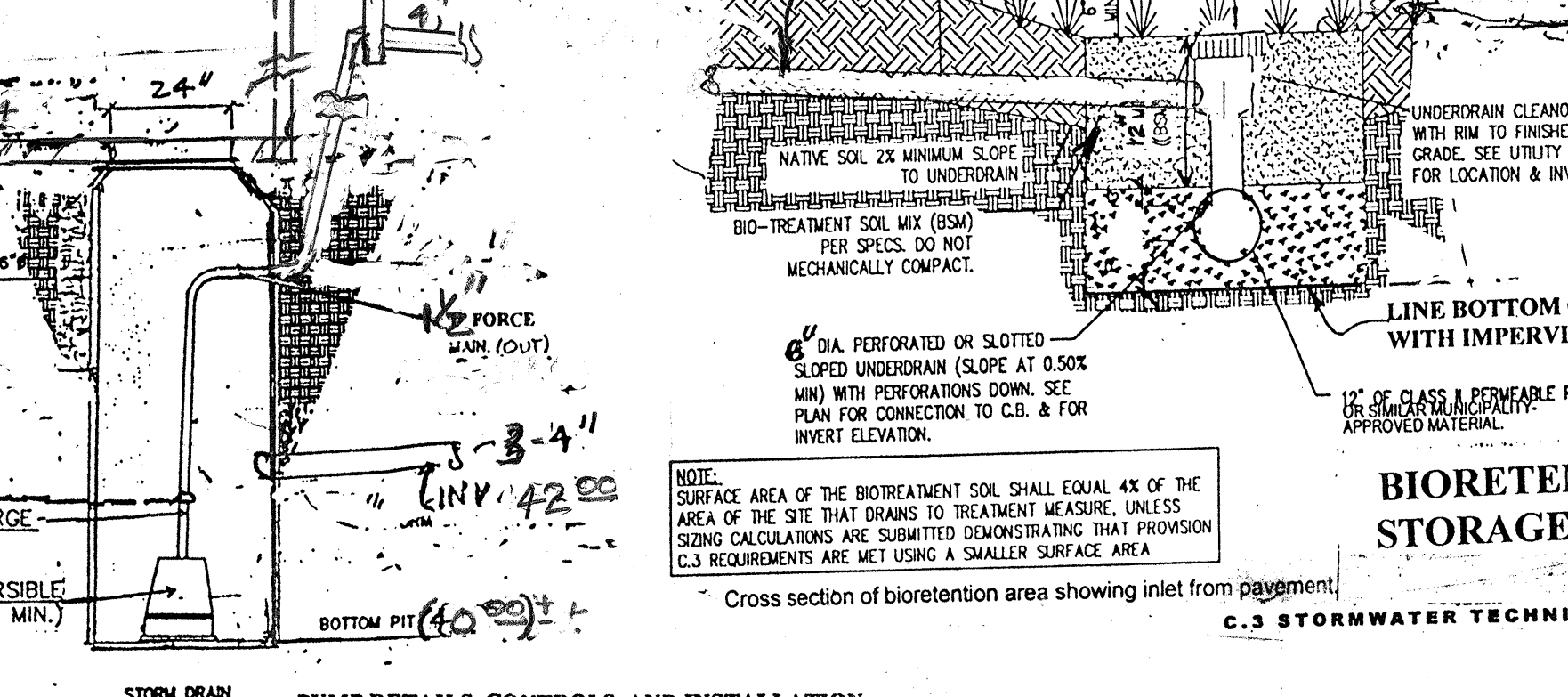
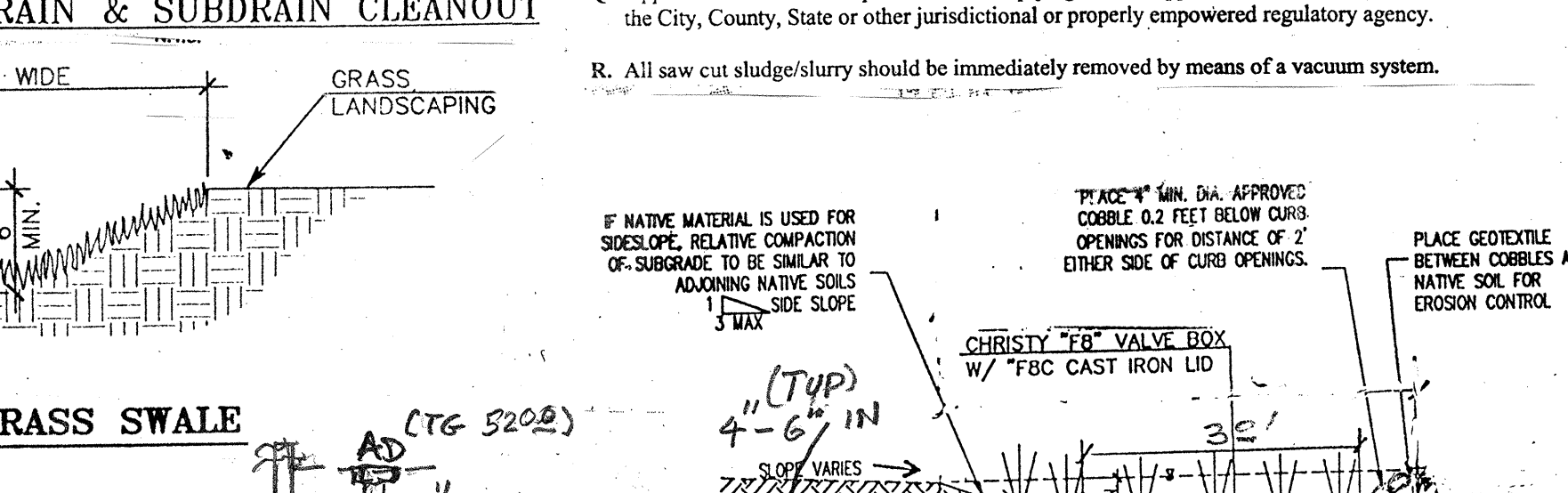
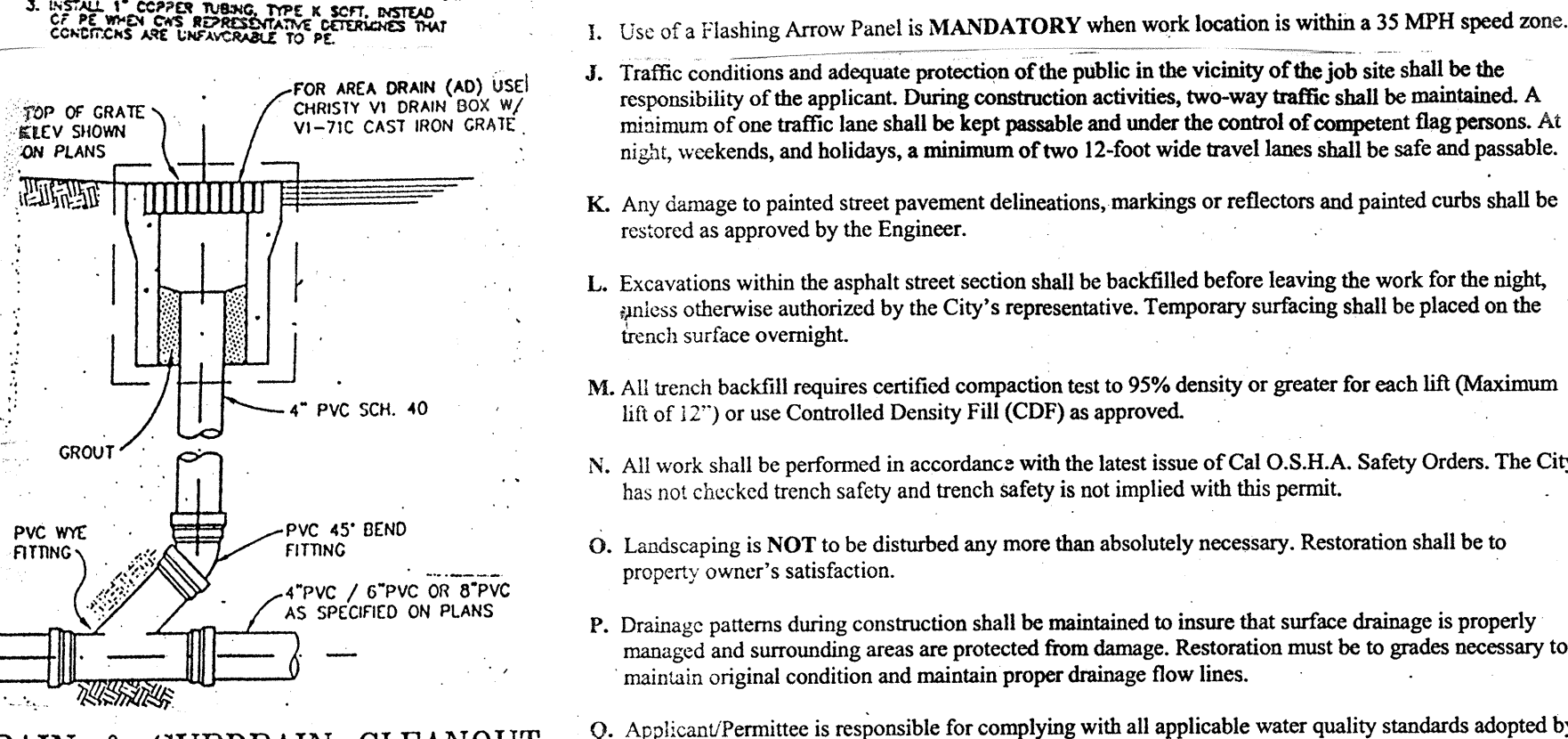
L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 Fax: (510) 991-8054
wade@wadehammondpls.com



PART	PART NAME	PART SIZE	MUELLER	FOR	JAMES JONES	A.Y. McDONALD	SMITH-BLUR	APAC
A	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
B	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
C	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
D	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
E	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
F	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
G	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
H	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
I	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
J	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
K	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
L	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES
M	SERVICE SADDLE	1" x 1" x 1"	M-13400 SERIES	510 SERIES	3425 SERIES	303 SERIES	303 SERIES	102 SERIES



- GENERAL REQUIREMENTS FOR ALL JOBS**
- The named applicant shall defend, indemnify and hold the City, its officers, agents, and employees harmless from any suits, claims or actions brought by any person or persons for or on account of any injuries or damages sustained or arising from the subjects of this permit.
 - Commencement of any work under this permit shall constitute acceptance of the conditions and requirements of this permit.
 - The City may require modifications to this permit as needed because of special field conditions.
 - NO OTHER WORK, other than specifically mentioned, is hereby authorized. A copy of this permit must be kept on the site of the work to be shown to any authorized representative of the City.
 - This permit does not authorize excavation and grading on private property. This permit does not release the applicant/permittee from liabilities contained in other agreements or contracts with the City, other agencies or persons.
 - This permit does not supersede or replace any permit that may be needed from other agencies. Proper permits must be obtained from State, County, and any other agency involved.
 - This permit is valid for sixty (60) days from the approval date unless otherwise noted.
 - Construction site signs, devices and lights shall be in accordance with Caltrans standards.
 - Use of a Flashing Arrow Panel is MANDATORY when work location is within a 35 MPH speed zone.
 - Traffic conditions and adequate protection of the public in the vicinity of the job site shall be the responsibility of the applicant. During construction activities, two-way traffic shall be maintained. A minimum of one traffic lane shall be kept passable and under the control of competent flag persons. At night, weekends, and holidays, a minimum of two 12-foot wide travel lanes shall be safe and passable.
 - Any damage to painted street pavement delineations, markings or reflectors and painted curbs shall be restored as approved by the Engineer.
 - Excavations within the asphalt street section shall be backfilled before leaving the work for the night, unless otherwise authorized by the City's representative. Temporary surfacing shall be placed on the trench surface overnight.
 - All trench backfill requires certified compaction test to 95% density or greater for each lift (Maximum lift of 12") or use Controlled Density Fill (CDF) as approved.
 - All work shall be performed in accordance with the latest issue of Cal O.S.H.A. Safety Orders. The City has not checked trench safety and trench safety is not implied with this permit.
 - Landscaping is NOT to be disturbed any more than absolutely necessary. Restoration shall be to property owner's satisfaction.
 - Drainage patterns during construction shall be maintained to insure that surface drainage is properly managed and surrounding areas are protected from damage. Restoration must be to grades necessary to maintain original condition and maintain proper drainage flow lines.
 - Applicant/Permittee is responsible for complying with all applicable water quality standards adopted by the City, County, State or other jurisdictional or properly empowered regulatory agency.
 - All saw cut sludge/surry should be immediately removed by means of a vacuum system.



- NOTES**
- ALL DEBRIS RESULTING FROM DEMOLITION OF EXISTING STRUCTURES SHALL BE REMOVED FROM THE SITE AND MAY NOT BE USED AS FILL.
 - PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENTS OR THE PLACEMENT OF ANY FILL, ALL VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE BUILDING AREA.
 - ALL SLOPES, PADS AND DRIVEWAYS AREAS ARE TO BE GRADING TO WITHIN 0.2" OF THE ELEVATION SHOWN.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GRADING OPERATION AS WELL AS DISPOSING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING AREAS TO REQUIRED GRADE.
 - CUT AND FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2:1.
 - ALL HOLES RESULTING FROM REMOVAL OF TREE STUMPS AND ROOTS, OR OTHER BURIED OBJECTS, SHALL BE OVER EXCAVATED INTO FIRM MATERIALS AND THEN BACK FILLED AND COMPACTED WITH NATIVE MATERIALS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE TOWN ENGINEER AND THE DESIGN ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
 - FILLS WILL NEED TO BE PLACED ONTO LEVEL CUTS MADE THROUGH ALL TOPSOIL AND LOOSE/STIFF SOILS.
 - IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT AND SHALL GOVERN.
 - ALL GRADING, INCLUDING CUTTING DRIVEWAY TO SUB GRADE, SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF ANY OTHER IMPROVEMENTS. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR RECONSTRUCTION OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED PRIOR TO THE COMPLETION OF EARTHWORK OPERATION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF ANY DIFFERENCES OF LOCATION OF EXISTING UTILITIES FROM THAT SHOWN OR OF ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.
 - THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, OR EXISTENCE OF NONEXISTENCE OR ANY UNDERGROUND UTILITIES OR STRUCTURES, WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT THE UTILITIES AND STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES AND WINTERIZATION MEASURES DURING RAINY SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION.
 - CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AT THIS PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES.
 - THE CONTRACTOR SHALL OBTAIN THE CITY OF LOS ALTOS APPROVAL FOR ALL HAUL ROUTES TO AND FROM THE SITE, IF NECESSARY.
 - CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY CODES.

BERRY & ASSOCIATES
1733 WOODSIDE ROAD, SUITE 335
REDWOOD CITY, CA 94061
PHONE: 650/368-0750 FAX: 650/368-1810

blu
BIOLOGICAL & LANDSCAPE UTILITIES
1548 NIMBLE AVENUE
VAPOR, CA 94082

SITE GRADING, DRAINAGE, AND UTILITY PLAN
1 444 MUNDELL WAY LOS ALTOS, CA

DRAWN BY: JCB
DESIGNED BY:
CHECKED BY:
SCALE: 1" = 10'
DATE: 7/25/14
DRAWING NO. 2973
SHEET 1 OF 2

JOHN C. BERRY
RCE 18720
EXP. 6 - 30 - 15